

Sales Price Trends of Single Family Residences in the San Francisco Bay Area 1972 — 1973 — 1974

An analysis of data concerning single family home sales in the nine Bay Area counties — Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma.



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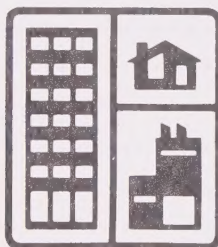
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Sales Price Trends of Single Family Residences in the San Francisco Bay Area 1972 — 1973 — 1974

An analysis of data concerning single family residential housing sales in the nine Bay Area counties including Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma Counties.



This report by the Real Estate Research Council of Northern California is developed with the cooperation of the SREA Market Data Center and special financial assistance provided by Federal Home Loan Bank of San Francisco. The information in this report is based on sources which are believed reliable and every effort has been made to present accurate coverage of the subject area to the membership, but with no guarantee implied as to completeness or accuracy. No duplication of any sort from this report is permitted without the express permission of the Real Estate Research Council of Northern California.

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SALES PRICE TRENDS OF SINGLE FAMILY RESIDENCES IN THE SAN FRANCISCO BAY AREA

By: Real Estate Research Council

This is the initial publication of a new report by the Real Estate Research Council that is developed for the purpose of providing a continuing analysis of sales price trends concerning single family residences in the San Francisco Bay Area based on sales transactions taking place in the region. At this time semiannual price trends for the years 1972, 1973 and 1974 are provided. The first supplement to this report including semiannual price trends in 1975 will be published shortly. Information in the current report is based on data concerning an average of 20,000 single family properties sold during each six-month period reviewed at this time. Depending on market activity it is expected that each forthcoming report will be based on a similarly large number of residential housing sales.

The cooperation of the SREA Market Data Center, Inc., which is a non-profit corporation originated by the Society of Real Estate Appraisers as a completely separate membership service corporation to gather, catalog and disseminate information respecting the valuation of real property, in making residential housing data available to the Research Council, makes possible the development of this report.

The Real Estate Research Council is pleased to acknowledge, with sincere appreciation, the financial assistance received from Federal Home Loan Bank of San Francisco that aided in establishing this new program. It is anticipated that summaries of single family residential sales price trends will be continued and that publication of this information will be accomplished through the continuing support received from the membership of the Real Estate Research Council as well as by special financial grants from interested individuals and groups.

This first series of statistical summaries compiled from the extensive SREA data that are available to the

Real Estate Research Council was determined by the Research Council management in consultation with a number of associates. However, information that can be made available need not be limited to the data summaries provided at this time. It is expected that additions to present programs may be developed when recipients of this report have had the opportunity to study the published information and to express interest in additional data summaries.

The information that is developed for this report includes a summary of sales price trends of single family residences in the San Francisco Bay Area listing the average sales prices calculated for each six-month period and showing the ratio of price change for each period in relation to the previous period in the nine Bay Area counties and in the nine-county region. Summaries of sales price trends in each of the Bay Area counties are divided into areas within the county and these areas are designated by an individual map for each county. The total Bay Area region is divided into twenty-five geographic regions. Within each region the data are stratified by price range, age bracket and semi-annual sales date. Within each data cell averages are calculated for price, size, age and price per square foot. Two additional stratifications analyze down payment ratios by price range and year of sale; and the average price, size and price per square foot in each of the geographic regions by year and period of sale.

The Real Estate Research Council received assistance and advice from many individuals in the development of this program. Special recognition for extensive help is given to Loren D. Leavitt, M.A.I. and Ronald A. Williams. Mr. Leavitt, a member of the board of directors of the Research Council, provided advice in the final determination of the statistical summaries to be tabulated and consulted in general development of the study. Mr. Williams was the program analyst for this project.

SALES PRICE TRENDS OF SINGLE FAMILY RESIDENCES
IN THE SAN FRANCISCO BAY AREA

Average Sales Price - Year and Period - Percent Change

<u>County</u>	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Alameda	31,896	33,391	34,077	36,539	39,020	40,972
% Change	--	4.7	2.1	7.2	6.8	5.0
Contra Costa	34,670	37,018	37,568	41,203	43,615	46,880
% Change	--	6.8	1.5	9.7	5.9	7.5
Marin	42,536	44,035	46,673	48,622	51,039	55,652
% Change	--	3.5	6.0	4.2	5.0	9.0
Napa	27,822	29,240	30,234	34,028	36,494	39,487
% Change	--	5.1	3.4	12.5	7.2	8.2
San Francisco	36,271	36,924	37,383	40,810	45,702	47,398
% Change	--	1.8	1.2	9.2	12.0	3.7
San Mateo	38,117	40,297	40,901	44,271	48,663	50,177
% Change	--	5.7	7.3	8.2	9.9	3.1
Santa Clara	34,090	35,286	34,885	38,825	43,360	44,773
% Change	--	3.5	-1.1	11.3	11.7	3.3
Solano	24,123	25,443	26,848	28,515	30,133	31,913
% Change	--	5.5	5.5	6.2	5.7	5.9
Sonoma	28,225	28,936	30,072	32,132	36,016	39,711
% Change	--	2.5	3.9	6.9	12.1	10.3
Bay Area	34,663	36,129	36,556	39,880	43,500	45,574
% Change	--	4.2	1.2	9.1	9.1	4.8

DOWN PAYMENTS BY PRICE RANGES
ALL REGIONS - 1972

PRICE RANGE		<u>0-4%</u>	<u>5%</u>	<u>6-9%</u>	<u>10%</u>	<u>11-19%</u>	<u>20%</u>	<u>21-24%</u>	<u>25%</u>	<u>Over 25%</u>
Under \$25,000	No.	1460	597	1096	1187	471	1442	316	139	533
	%	.20	.08	.15	.17	.07	.20	.04	.02	.07
\$25,000-34,999	No.	328	800	1436	6137	1235	4398	569	275	1324
	%	.02	.05	.09	.37	.07	.27	.03	.02	.08
\$35,000-44,999	No.	75	89	42	3318	842	3407	492	357	1299
	%	.01	.01	.005	.33	.08	.34	.05	.04	.13
\$45,000-59,999	No.	28	6	12	635	306	2014	335	216	955
	%	-0-	-0-	-0-	.14	.07	.45	.07	.05	.21
\$60,000-74,999	No.	11	-0-	7	65	77	591	118	86	324
	%	.01	-0-	-0-	.05	.06	.46	.09	.07	.25
\$75,000-89,999	No.	3	1	1	23	23	217	35	30	125
	%	-0-	-0-	-0-	.05	.05	.47	.08	.07	.27
\$90,000 and over	No.	5	2	2	4	16	101	44	32	153
	%	.01	-0-	-0-	.01	.05	.28	.12	.09	.43

DOWN PAYMENTS BY PRICE RANGES

ALL REGIONS - 1973

PRICE RANGE		<u>0-4%</u>	<u>5%</u>	<u>6-9%</u>	<u>10%</u>	<u>11-19%</u>	<u>20%</u>	<u>21-24%</u>	<u>25%</u>	<u>Over 25%</u>
Under \$25,000	No.	1971	880	1124	1134	345	1262	264	148	475
	%	.26	.11	.15	.15	.05	.17	.03	.02	.06
\$25,000-34,999	No.	386	1419	1842	6530	1538	4234	622	343	1444
	\$.02	.08	.10	.36	.08	.23	.03	.02	.08
\$35,000-44,999	No.	109	193	53	4800	988	4119	644	396	1868
	%	.01	.01	0	.36	.08	.31	.05	.03	.14
\$45,000-59,999	No.	35	4	20	1268	574	3069	509	294	1575
	%	0	0	0	.17	.08	.42	.07	.04	.21
\$60,000-74,999	No.	19	2	7	103	106	1018	219	101	712
	%	.01	0	0	.05	.05	.44	.09	.05	.31
\$75,000-89,999	No.	14	0	2	18	43	313	68	67	299
	%	.02	0	0	.02	.05	.38	.08	.08	.36
Over \$90,000	No.	4	1	1	6	27	191	72	48	283
	%	0	0	0	0	.04	.30	.11	.08	.45

DOWN PAYMENTS BY PRICE RANGES

ALL REGIONS - 1974

PRICE RANGE		<u>0-4%</u>	<u>5%</u>	<u>6-9%</u>	<u>10%</u>	<u>11-19%</u>	<u>20%</u>	<u>21-24%</u>	<u>25%</u>	<u>Over 25%</u>
Under \$25,000	No.	854	175	382	286	130	401	84	49	199
	%	.33	.07	.15	.11	.05	.16	.03	.02	.08
\$25,000-34,999	No.	352	543	1172	2025	762	1974	277	183	647
	%	.04	.07	.15	.26	.10	.25	.03	.02	.08
\$35,000-44,999	No.	94	113	460	2599	1072	3195	531	290	1341
	%	.01	.01	.05	.27	.11	.33	.05	.03	.14
\$45,000-59,999	No.	33	2	42	1139	656	3199	582	300	1952
	%	0	0	0	.14	.08	.41	.08	.04	.25
\$60,000-74,999	No.	12	1	5	119	112	1207	272	176	1023
	%	0	0	0	.04	.04	.42	.09	.06	.35
\$75,000-89,999	No.	6	0	3	23	37	439	101	87	480
	%	0	0	0	.02	.03	.37	.09	.08	.41
Over \$90,000	No.	5	0	4	5	23	215	89	47	425
	%	0	0	0	0	.03	.27	.11	.06	.53

ALAMEDA COUNTY

Average Price, Size and Price per Square Foot

REGION

Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Northwest						
Price	32,605	34,755	35,253	37,655	39,732	41,234
Size	1543	1585	1558	1571	1578	1538
Price/S.F.	24.87	22.66	23.27	24.25	25.66	27.39
Southwest						
Price	29,351	30,289	30,950	32,792	35,194	38,699
Size	1430	1479	1448	1419	1440	1466
Price/S.F.	20.88	20.78	21.76	23.33	24.50	26.82
East						
Price	32,187	32,621	34,810	37,032	40,923	43,749
Size	1593	1558	1591	1593	1651	1686
Price/S.F.	20.70	21.32	22.08	23.49	24.95	26.30

ALAMEDA COUNTY

Area 1 - Northwest
Area 2 - Southwest
Area 3 - East



ALAMEDA COUNTY
NORTHWEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	20,626	20,406	20,531	20,368	20,384	20,705
Price/S.F.	24.53	19.37	20.47	19.70	20.21	20.64
Size	1103	1094	1044	1094	1043	1049
Age	37	36	37	40	42	43
No. Sales	596	467	586	268	273	151
\$25,000-34,999						
Average Price	29,468	29,520	29,681	29,699	29,657	30,124
Price/S.F.	27.07	22.48	23.22	24.16	24.86	26.35
Size	1386	1373	1335	1281	1246	1199
Age	27	27	28	30	33	35
No. Sales	947	935	1132	568	595	367
\$35,000-44,999						
Average Price	39,109	38,996	39,360	38,931	39,456	39,773
Price/S.F.	22.41	22.57	24.13	25.23	26.43	27.92
Size	1825	1796	1703	1617	1561	1474
Age	22	23	21	23	25	2
No. Sales	515	543	698	452	552	363
\$45,000-59,999						
Average Price	50,409	50,239	50,416	50,438	50,709	50,860
Price/S.F.	22.53	24.05	24.77	25.62	27.48	29.75
Size	2237	2198	2118	2057	1928	1800
Age	20	17	18	19	22	21
No. Sales	233	285	394	284	392	286
\$60,000-74,999						
Average Price	64,318	65,704	65,126	65,724	66,161	65,510
Price/S.F.	23.15	26.59	26.57	28.11	29.48	30.25
Size	2895	2605	2670	2476	2371	2262
Age	24	18	21	16	21	23
No. Sales	56	70	124	67	145	94
\$75,000-89,999						
Average Price	79,909	79,700	79,918	79,581	80,758	80,254
Price/S.F.	25.44	22.41	24.66	27.40	29.43	31.65
Size	3245	3705	3322	2976	2910	2654
Age	20	31	26	24	20	27
No. Sales	11	19	28	27	36	41
Over \$90,000						
Average Price	111,750	203,836	111,233	279,250	115,458	108,269
Price/S.F.	30.31	49.34	25.70	36.36	31.64	32.42
Size	4050	4131	4596	6061	3805	3569
Age	18	27	33	33	36	24
No. Sales	4	11	15	8	24	16

ALAMEDA COUNTY
NORTHWEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	29,873	31,537	32,215	33,352	35,993	37,524
Price/S.F.	18.99	19.70	20.59	21.63	22.93	24.29
Size	1573	1647	1607	1588	1586	1568
No. Sales	1036	951	1186	710	881	560
1941-1960						
Price	31,876	33,989	34,147	35,296	39,776	40,044
Price/S.F.	22.23	24.40	23.83	24.86	26.86	28.45
Size	1434	1447	1469	1461	1517	1439
No. Sales	836	855	994	526	630	416
1961-1971						
Price	39,297	41,978	40,505	45,414	44,753	49,927
Price/S.F.	24.27	25.08	26.91	27.13	28.51	31.92
Size	1653	1722	1559	1716	1623	1618
No. Sales	378	339	449	226	304	195
1972						
Price	41,961	42,489	39,258	94,192	53,306	45,625
Price/S.F.	24.66	26.14	24.19	29.17	30.36	29.25
Size	1734	1657	1618	2054	1989	1539
No. Sales	103	166	73	24	18	4
1973						
Price	--	37,745	42,939	44,397	47,010	46,151
Price/S.F.	--	21.79	26.74	28.72	29.37	32.73
Size	--	1726	1651	1574	1618	1459
No. Sales	--	11	269	179	48	39
1974						
Price	--	--	45,350	42,550	48,166	47,659
Price/S.F.	--	--	22.74	27.62	29.50	29.24
Size	--	--	1996	1622	1654	1653
No. Sales	--	--	2	4	136	104

ALAMEDA COUNTY
SOUTHWEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974		
	Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000							
Average Price	22,237	22,357	22,369	22,711	22,343	22,700	
Price/S.F.	20.35	20.17	20.83	22.40	22.03	24.78	
Size	1113	1135	1092	1028	1032	925	
Age	10	7	8	8	9	10	
No. Sales	186	190	254	56	56	15	
\$25,000-34,999							
Average Price	29,443	29,808	30,087	30,098	30,014	29,669	
Price/S.F.	20.85	20.94	21.84	23.19	23.94	25.75	
Size	1450	1451	1413	1315	1269	1184	
Age	8	6	7	7	9	11	
No. Sales	430	517	809	322	265	165	
\$35,000-44,999							
Average Price	38,680	38,047	38,158	38,447	38,733	40,200	
Price/S.F.	20.90	20.24	21.82	23.60	24.88	27.48	
Size	1871	1920	1782	1655	1576	1487	
Age	7	4	5	4	6		
No. Sales	83	135	254	135	210	258	
\$45,000-59,999							
Average Price	48,054	48,981	48,430	48,409	49,945	48,387	
Price/S.F.	24.65	23.52	24.40	24.49	25.85	26.73	
Size	2066	2114	2022	2016	1962	1833	
Age	7	8	9	7	7	4	
No. Sales	13	16	44	23	42	80	
\$60,000-74,999							
Average Price	67,000	65,567	63,700	66,150	63,527	64,387	
Price/S.F.	24.53	28.18	25.61	27.00	27.73	28.71	
Size	2731	2333	2496	2480	2321	2285	
Age	11	6	3	10	7	2	
No. Sales	1	6	3	8	11	15	
\$75,000-89,999							
Average Price	78,500	83,500	87,000	75,000	80,087	77,700	
Price/S.F.	33.32	29.32	24.52	27.00	35.80	28.32	
Size	2411	2800	3548	2778	2377	2744	
Age	6	11	7	9	9	--	
No. Sales	3	1	2	1	8	1	
Over \$90,000							
Average Price	110,200	102,500	98,000	--	94,200	110,500	
Price/S.F.	40.07	27.83	38.30	--	47.03	33.26	
Size	2750	3738	2559	--	2003	3405	
Age	4	2	18	--	4	17	
No. Sales	1	2	1	--	1	2	

ALAMEDA COUNTY

SOUTHWEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	24,550	29,500	23,608	35,600	34,243	30,850
Price/S.F.	21.18	22.80	19.28	24.30	24.14	25.80
Size	1174	1304	1281	1492	1395	1266
No. Sales	12	3	12	7	7	4
1941-1960						
Price	26,569	28,033	28,753	29,516	32,058	34,114
Price/S.F.	22.03	21.86	23.01	23.56	24.69	26.98
Size	1223	1293	1268	1277	1308	1263
No. Sales	210	190	284	113	145	121
1961-1971						
Price	32,125	32,575	33,342	34,475	37,599	39,281
Price/S.F.	20.80	21.20	21.84	23.58	24.65	26.94
Size	1571	1566	1554	1472	1524	1465
No. Sales	342	338	531	171	238	167
1972						
Price	27,509	29,780	30,186	35,772	36,983	40,238
Price/S.F.	19.39	19.90	20.79	22.90	24.40	26.83
Size	1433	1517	1476	1563	1524	1501
No. Sales	148	190	172	18	12	13
1973						
Price	22,440	28,610	29,789	32,662	35,679	32,429
Price/S.F.	21.03	19.54	21.21	23.15	25.71	27.59
Size	1068	1477	1426	1422	1394	1217
No. Sales	5	146	368	197	33	7
1974						
Price	--	--	--	33,674	34,256	40,990
Price/S.F.	--	--	--	22.49	23.87	26.63
Size	--	--	--	1504	1440	1587
No. Sales	--	--	--	39	158	224

ALAMEDA COUNTY

EAST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	21,935	22,383	22,772	22,582	22,989	22,660
Price/S.F.	21.54	21.66	22.34	21.47	23.24	23.38
Size	1043	1085	1037	1063	1010	970
Age	8	5	9	15	20	23
No. Sales	92	102	79	22	19	5
\$25,000-34,999						
Average Price	29,937	30,110	29,814	29,951	30,609	31,236
Price/S.F.	20.87	21.47	21.81	23.49	24.76	25.47
Size	1478	1422	1386	1299	1256	1298
Age	5	5	5	9	11	11
No. Sales	242	296	519	135	121	69
\$35,000-44,999						
Average Price	38,736	39,089	39,410	38,792	39,559	39,862
Price/S.F.	19.88	20.87	21.82	23.53	24.23	26.49
Size	1964	1893	1833	1666	1652	1524
Age	3	3	3	6	5	
No. Sales	181	191	350	133	134	101
\$45,000-59,999						
Average Price	48,967	48,242	48,582	49,657	50,603	51,089
Price/S.F.	22.32	21.33	22.98	23.79	25.53	26.12
Size	2235	2289	2143	2119	2000	1977
Age	8	6	3	6	4	4
No. Sales	18	31	110	70	149	122
\$60,000-74,999						
Average Price	--	66,500	65,975	65,250	63,423	65,164
Price/S.F.	--	26.13	30.40	26.08	29.03	28.89
Size	--	2568	2210	2581	2220	2275
Age	--	1	6	5	5	4
No. Sales	--	2	4	4	13	14
\$75,000-89,999						
Average Price	--	--	--	80,100	77,500	78,633
Price/S.F.	--	--	--	32.69	36.27	31.46
Size	--	--	--	2450	2137	2538
Age	--	--	--	--	1	5
No. Sales	--	--	--	1	1	3
Over \$90,000						
Average Price	--	--	132,833	--	--	105,000
Price/S.F.	--	--	49.31	--	--	49.18
Size	--	--	2668	--	--	2135
Age	--	--	1	--	--	11
No. Sales	--	--	3	--	--	1

ALAMEDA COUNTY

EAST REGION

Sales - Year and Period

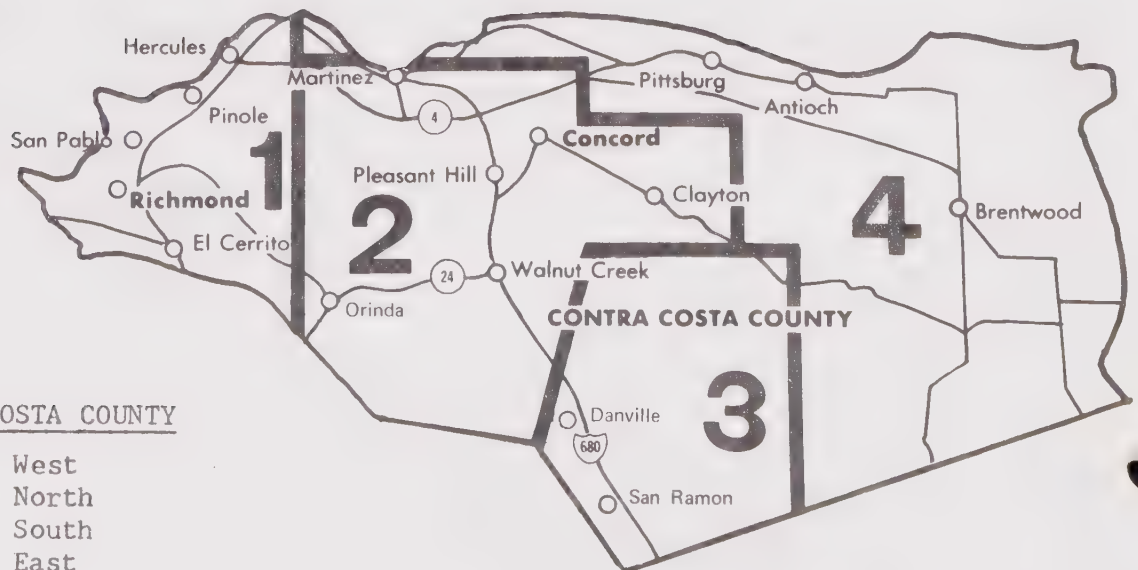
AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	29,570	36,133	28,780	35,900	34,085	31,100
Price/S.F.	20.36	22.23	25.55	24.05	24.79	23.63
Size	1525	1634	1130	1533	1368	1402
No. Sales	10	3	5	11	13	4
1941-1960						
Price	28,130	26,869	29,000	29,161	30,100	33,421
Price/S.F.	21.35	21.36	22.07	22.76	24.84	25.75
Size	1325	1317	1325	1310	1231	1307
No. Sales	46	65	88	49	38	34
1961-1971						
Price	32,624	34,073	35,601	37,728	40,776	44,146
Price/S.F.	20.78	21.54	22.24	23.57	24.70	26.45
Size	1614	1604	1616	1620	1666	1701
No. Sales	359	357	531	234	271	181
1972						
Price	33,282	33,386	34,268	35,521	41,827	46,113
Price/S.F.	20.09	20.86	21.63	23.83	25.39	27.32
Size	1681	1631	1596	1503	1666	1692
No. Sales	112	150	176	14	33	15
1973						
Price	21,017	26,879	35,546	42,072	49,360	52,643
Price/S.F.	23.19	21.08	21.99	23.61	26.48	26.78
Size	913	1312	1634	1776	1891	1973
No. Sales	6	47	263	47	20	7
1974						
Price	--	--	46,250	37,322	46,431	46,473
Price/S.F.	--	--	22.84	24.27	25.43	25.94
Size	--	--	2025	1541	1822	1808
No. Sales	--	--	2	9	62	73

CONTRA COSTA COUNTY

Average Price, Size and Price per Square Foot

REGION	<u>Sales - Year and Period</u>					
	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
West						
Price	28,889	32,752	30,008	32,011	33,600	35,125
Size	1306	1394	1293	1328	1361	1335
Price/S.F.	22.26	22.98	23.38	24.34	25.21	26.84
North						
Price	39,179	41,075	43,003	46,697	48,722	51,793
Size	1599	1629	1626	1664	1656	1670
Price/S.F.	24.74	25.37	26.76	28.27	29.63	31.03
South						
Price	43,466	43,652	47,269	52,091	55,382	61,633
Size	1821	1732	1761	1861	1878	1973
Price/S.F.	24.08	25.46	26.92	28.16	29.38	31.08
East						
Price	25,636	27,015	26,972	27,708	28,668	31,082
Size	1265	1370	1311	1289	1347	1327
Price/S.F.	20.52	19.88	20.69	21.71	22.12	23.51



CONTRA COSTA COUNTY

- Area 1 - West
- Area 2 - North
- Area 3 - South
- Area 4 - East

CONTRA COSTA COUNTY

WEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	20,619	20,962	20,977	21,282	21,402	21,576
Price/S.F.	21.43	21.50	21.68	22.42	23.07	22.74
Size	985	997	984	963	945	1033
Age	24	25	23	23	25	28
No. Sales	230	183	386	155	170	67
\$25,000-34,999						
Average Price	29,701	30,126	29,624	29,899	29,803	29,375
Price/S.F.	22.72	23.53	23.64	24.40	24.91	25.70
Size	1307	1302	1281	1250	1219	1197
Age	14	14	13	15	19	20
No. Sales	292	348	459	205	187	107
\$35,000-44,999						
Average Price	38,258	38,449	38,704	39,407	39,647	39,255
Price/S.F.	22.18	22.93	24.62	25.62	26.63	29.00
Size	1757	1711	1606	1576	1586	1381
Age	13	10	8	11	12	14
No. Sales	114	163	246	145	156	119
\$45,000-59,999						
Average Price	49,450	48,892	50,381	51,091	50,545	49,436
Price/S.F.	25.34	23.31	25.36	26.29	27.09	28.76
Size	2022	2159	2033	2004	1944	1760
Age	16	8	13	15	15	13
No. Sales	20	39	53	44	71	50
\$60,000-74,999						
Average Price	66,000	63,550	66,056	68,880	66,433	68,137
Price/S.F.	23.39	23.03	34.66	27.20	29.80	31.43
Size	2842	2891	1907	2744	2262	2240
Age	12	25	26	14	12	18
No. Sales	5	8	9	5	9	8
\$75,000-89,999						
Average Price	--	--	89,500	--	80,875	87,000
Price/S.F.	--	--	29.48	--	32.54	32.98
Size	--	--	3036	--	2660	2638
Age	--	--	4	--	9	--
No. Sales	--	--	2	--	4	1
Over \$90,000						
Average Price	--	--	--	--	110,000	--
Price/S.F.	--	--	--	--	21.59	--
Size	--	--	--	--	5342	--
Age	--	--	--	--	53	--
No. Sales	--	--	--	--	2	--

CONTRA COSTA COUNTY

WEST REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	26,981	27,546	28,075	29,692	32,356	32,964
Price/S.F.	20.73	20.46	21.79	22.50	22.96	25.90
Size	1314	1378	1314	1351	1436	1296
No. Sales	72	91	110	64	88	56
1941-1960						
Price	26,536	28,270	26,713	28,813	29,894	31,578
Price/S.F.	22.06	22.89	22.97	24.17	25.35	26.53
Size	1203	1263	1177	1206	1187	1238
No. Sales	360	320	539	232	264	167
1961-1971						
Price	33,425	42,312	35,344	35,912	37,556	41,354
Price/S.F.	22.62	23.85	24.51	25.12	25.73	27.97
Size	1493	1575	1453	1456	1480	1489
No. Sales	153	168	264	131	148	61
1972						
Price	33,122	34,472	32,365	37,140	39,589	43,125
Price/S.F.	23.72	23.63	23.44	25.29	25.39	28.76
Size	1415	1475	1401	1466	2123	1514
No. Sales	73	151	85	15	18	12
1973						
Price	24,400	36,300	32,429	34,551	38,419	33,586
Price/S.F.	23.00	24.36	23.99	24.68	26.69	25.70
Size	1061	1500	1353	1397	1421	1303
No. Sales	2	12	157	109	27	7
1974						
Price	--	--	--	40,533	38,498	40,186'
Price/S.F.	--	--	--	25.45	25.93	27.24
Size	--	--	--	1583	1489	1484
No. Sales	--	--	--	3	54	49

CONTRA COSTA COUNTY

NORTH REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	22,844	22,806	22,493	21,449	22,317	19,408
Price/S.F.	23.88	23.43	22.93	24.80	24.41	21.53
Size	1004	1006	1012	887	950	921
Age	16	10	10	9	10	15
No. Sales	68	72	101	37	23	13
\$25,000-34,999						
Average Price	30,198	30,606	30,620	30,864	31,294	31,582
Price/S.F.	23.79	24.46	25.53	26.73	27.63	28.21
Size	1293	1251	1224	1176	1154	1138
Age	14	13	14	13	15	16
No. Sales	529	538	678	285	299	156
\$35,000-44,999						
Average Price	39,288	39,355	39,744	40,027	40,062	39,965
Price/S.F.	24.56	25.27	26.79	27.53	28.67	29.70
Size	1636	1598	1528	1486	1426	1367
Age	10	9	11	11	11	11
No. Sales	575	568	865	337	460	260
\$45,000-59,999						
Average Price	50,404	50,708	51,008	51,261	51,847	51,520
Price/S.F.	25.68	25.92	27.06	28.56	29.68	30.70
Size	2008	1999	1929	1843	1803	1714
Age	11	8	9	8	8	9
No. Sales	267	390	663	395	503	352
\$60,000-74,999						
Average Price	65,580	65,251	65,994	65,557	65,653	66,036
Price/S.F.	28.32	28.08	29.34	30.21	31.77	33.56
Size	2383	2364	2295	2233	2116	2010
Age	10	8	8	8	8	9
No. Sales	60	109	246	152	216	200
\$75,000-89,999						
Average Price	83,058	80,150	81,696	80,730	80,100	80,900
Price/S.F.	31.69	29.91	32.56	31.94	34.13	34.66
Size	2699	2745	2574	2571	2398	2384
Age	12	8	9	7	6	8
No. Sales	12	18	45	47	72	78
Over \$90,000						
Average Price	125,562	100,271	101,190	108,670	109,621	107,890
Price/S.F.	39.31	32.43	36.27	38.35	38.94	38.96
Size	3127	3139	2862	2902	2858	2816
Age	13	15	10	13	10	12
No. Sales	8	14	10	23	38	29

CONTRA COSTA COUNTY

NORTH REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	40,316	37,481	45,638	46,246	47,856	57,486
Price/S.F.	25.15	25.03	26.67	30.90	31.24	32.65
Size	1657	1546	1764	1507	1565	1673
No. Sales	62	47	50	35	27	21
1941-1960						
Price	36,334	38,307	38,953	43,298	43,403	47,225
Price/S.F.	25.13	25.74	27.34	28.55	29.95	31.55
Size	1470	1488	1437	1526	1456	1507
No. Sales	603	605	950	402	552	372
1961-1971						
Price	42,103	44,122	46,365	48,920	52,597	56,244
Price/S.F.	24.66	25.29	26.81	28.26	29.69	31.34
Size	1711	1761	1738	1735	1782	1783
No. Sales	563	633	923	457	523	331
1972						
Price	39,083	40,780	39,448	36,067	43,806	50,524
Price/S.F.	23.95	25.21	25.10	27.82	28.49	30.28
Size	1640	1638	1586	1293	1521	1668
No. Sales	283	368	272	67	83	49
1973						
Price	43,471	41,407	46,888	49,983	49,512	50,242
Price/S.F.	25.36	24.86	26.41	27.54	29.55	30.17
Size	1678	1674	1828	1839	1700	1666
No. Sales	7	55	405	303	128	31
1974						
Price	--	--	39,333	53,550	52,871	52,511
Price/S.F.	--	--	24.81	30.95	29.10	30.08
Size	--	--	1598	1230	1837	1753
No. Sales	--	--	3	12	293	282

CONTRA COSTA COUNTY

SOUTH REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	--	23,500	21,500	--	23,600	--
Price/S.F.	--	22.09	20.21	--	21.16	--
Size	--	1064	1064	--	1119	--
Age	--	2	3	--	2	--
No. Sales	--	1	1	--	2	--
\$25,000-34,999						
Average Price	31,617	31,418	31,358	32,083	32,789	32,153
Price/S.F.	23.74	25.59	26.11	27.62	27.92	27.87
Size	1352	1245	1220	1172	1184	1156
Age	9	6	5	6	4	5
No. Sales	59	100	139	42	38	15
\$35,000-44,999						
Average Price	39,516	39,131	38,854	39,924	39,371	40,286
Price/S.F.	23.42	24.46	26.34	28.09	28.81	29.64
Size	1722	1637	1515	1462	1381	1380
Age	9	5	4	4	5	3
No. Sales	70	142	180	76	93	51
\$45,000-59,999						
Average Price	51,109	50,457	51,669	52,492	51,811	52,657
Price/S.F.	23.51	25.15	25.96	26.49	27.66	29.44
Size	2211	2047	2019	2006	1922	1812
Age	6	6	5	7	7	8
No. Sales	56	87	170	74	96	60
\$60,000-74,999						
Average Price	65,713	65,684	65,201	65,855	65,708	65,936
Price/S.F.	28.58	27.52	28.44	28.64	29.49	29.77
Size	2353	2417	2322	2329	2248	2255
Age	8	6	4	3	3	4
No. Sales	15	25	71	56	98	80
\$75,000-89,999						
Average Price	81,350	80,567	81,000	80,453	80,511	83,200
Price/S.F.	29.69	33.87	33.10	31.34	32.06	34.76
Size	2748	2457	2478	2595	2529	2420
Age	8	4	9	7	3	3
No. Sales	2	9	28	17	17	30
Over \$90,000						
Average Price	112,500	102,286	107,769	100,330	111,448	112,971
Price/S.F.	33.85	30.26	35.21	35.31	39.42	41.29
Size	3329	3426	3059	2854	2848	2744
Age	--	5	7	2	7	4
No. Sales	2	7	13	10	23	21

CONTRA COSTA COUNTY

SOUTH REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	45,717	46,714	50,429	57,417	65,967	58,100
Price/S.F.	23.71	23.46	26.90	27.90	40.35	33.04
Size	1975	2062	1851	2099	1649	1789
No. Sales	6	7	7	6	3	3
1941-1960						
Price	39,604	42,481	44,249	45,162	49,411	49,326
Price/S.F.	25.26	26.28	27.38	28.38	30.94	32.17
Size	1579	1633	1633	1609	1615	1557
No. Sales	46	57	59	26	36	19
1961-1971						
Price	42,714	45,648	50,969	55,098	56,357	65,941
Price/S.F.	23.58	24.83	26.55	27.23	28.63	31.50
Size	1830	1845	1906	2024	1952	2083
No. Sales	118	166	260	104	154	100
1972						
Price	51,176	41,731	48,989	52,073	55,221	60,614
Price/S.F.	24.38	25.89	27.13	29.66	29.90	29.52
Size	2096	1631	1800	1786	1839	2058
No. Sales	33	133	56	11	19	7
1973						
Price	--	38,586	43,126	51,022	46,932	46,804
Price/S.F.	--	28.10	27.22	28.83	29.16	29.64
Size	--	1398	1608	1777	1601	1566
No. Sales	--	7	219	124	66	24
1974						
Price	--	--	52,500	44,150	61,979	63,206
Price/S.F.	--	--	21.95	26.28	29.72	30.88
Size	--	--	2392	1699	2080	2031
No. Sales	--	--	1	4	90	102

CONTRA COSTA COUNTY

EAST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>
Under \$25,000						
Average Price	20,468	20,456	20,250	20,351	20,204	20,939
Price/S.F.	19.68	19.42	19.61	20.02	19.97	21.26
Size	1056	1071	1048	1038	1144	1006
Age	11	12	10	14	11	17
No. Sales	110	117	220	96	97	49
\$25,000-34,999						
Average Price	28,551	29,186	28,733	29,206	29,599	30,768
Price/S.F.	20.18	19.90	21.05	22.22	22.81	23.76
Size	1444	1484	1392	1347	1325	1314
Age	5	4	4	5	6	4
No. Sales	85	156	258	121	90	73
\$35,000-44,999						
Average Price	37,900	37,874	37,455	38,274	39,133	37,482
Price/S.F.	23.05	20.88	21.74	23.96	24.30	24.28
Size	1644	1846	1776	1634	1663	1576
Age	7	5	5	3	9	2
No. Sales	13	27	47	39	45	44
\$45,000-59,999						
Average Price	49,333	51,900	49,580	51,900	48,456	51,650
Price/S.F.	22.25	22.99	24.75	23.30	26.24	29.96
Size	2342	2300	2038	2233	1901	1788
Age	5	1	8	15	6	5
No. Sales	3	4	10	3	9	6
\$60,000-74,999						
Average Price	70,700	63,000	62,800	68,000	65,000	--
Price/S.F.	62.46	30.88	23.72	30.13	27.29	--
Size	1132	2040	2663	2257	2382	--
Age	1	--	9	1	1	--
No. Sales	2	1	5	1	1	--
\$75,000-89,999						
Average Price	--	--	75,500	--	80,500	85,000
Price/S.F.	--	--	37.12	--	28.05	24.47
Size	--	--	2034	--	2870	3474
Age	--	--	8	--	3	8
No. Sales	--	--	1	--	1	1
Over \$90,000						
Average Price	--	--	105,000	--	--	92,000
Price/S.F.	--	--	47.21	--	--	42.32
Size	--	--	2224	--	--	2174
Age	--	--	23	--	--	3
No. Sales	--	--	1	--	--	1

CONTRA COSTA COUNTY

EAST REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	19,250	22,350	22,335	21,115	30,767	19,675
Price/S.F.	19.07	19.29	20.43	17.68	18.35	18.30
Size	1025	1218	1141	1244	1696	1202
No. Sales	6	12	20	13	9	4
1941-1960						
Price	21,737	23,489	24,062	24,205	24,202	24,300
Price/S.F.	20.28	19.38	20.83	21.42	21.82	22.34
Size	1102	1225	1152	1139	1122	1097
No. Sales	60	71	96	60	59	37
1961-1971						
Price	28,214	28,415	31,013	31,421	33,407	37,635
Price/S.F.	20.88	20.44	21.70	24.08	23.45	26.00
Size	1351	1401	1435	1332	1688	1451
No. Sales	58	67	134	53	44	40
1972						
Price	27,807	31,939	27,494	25,733	26,828	31,200
Price/S.F.	19.75	20.25	20.39	19.86	22.08	24.31
Size	1425	1582	1376	1270	1210	1299
No. Sales	57	72	69	12	7	4
1973						
Price	25,603	25,363	26,045	29,054	33,976	34,171
Price/S.F.	21.92	19.60	20.16	21.48	23.66	27.22
Size	1179	1309	1302	1364	1434	1252
No. Sales	32	81	220	90	21	7
1974						
Price	--	--	26,433	27,756	28,054	31,205
Price/S.F.	--	--	19.19	21.31	21.74	22.77
Size	--	--	1368	1317	1292	1380
No. Sales	--	--	3	32	103	78

MARIN COUNTY

Average Price, Size and Price per Square Foot

REGION

Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
North						
Price	40,051	41,360	44,944	45,889	49,079	53,295
Size	1627	1621	1636	1597	1581	1580
Price/S.F.	25.06	25.61	27.85	29.14	31.77	34.00
South						
Price	47,074	50,980	50,996	55,693	57,602	62,076
Size	1652	1672	1534	1606	1555	1541
Price/S.F.	28.76	31.39	34.15	35.29	37.90	41.08

MARIN COUNTY

Area 1 - North

Area 2 - South



MARIN COUNTY

NORTH REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	21,505	22,202	21,936	22,229	22,214	20,600
Price/S.F.	22.94	22.03	25.77	25.76	25.36	25.96
Size	962	1045	967	890	901	869
Age	30	30	26	25	17	12
No. Sales	59	61	66	28	14	9
\$25,000-34,999						
Average Price	30,590	30,627	31,026	30,912	31,235	30,673
Price/S.F.	24.91	25.70	26.81	28.02	29.51	31.12
Size	1278	1227	1190	1143	1094	1021
Age	19	16	19	21	19	23
No. Sales	213	288	309	160	169	67
\$35,000-44,999						
Average Price	39,235	39,336	40,047	39,829	40,032	40,395
Price/S.F.	24.04	24.24	27.37	28.65	31.52	33.14
Size	1679	1623	1506	1427	1332	1251
Age	13	12	14	15	16	21
No. Sales	260	356	452	255	370	143
\$45,000-59,999						
Average Price	50,121	50,689	50,794	51,213	50,835	51,342
Price/S.F.	25.95	26.26	27.81	29.01	31.26	33.24
Size	1985	1972	1872	1817	1673	1584
Age	11	9	10	11	12	12
No. Sales	132	222	347	206	367	212
\$60,000-74,999						
Average Price	65,287	65,107	65,865	65,732	65,953	65,607
Price/S.F.	28.76	30.42	30.51	31.37	33.07	34.68
Size	2366	2224	2242	2178	2039	1934
Age	10	14	9	11	12	14
No. Sales	31	57	89	82	133	88
\$75,000-89,999						
Average Price	80,842	81,681	80,746	80,768	80,984	81,704
Price/S.F.	31.62	31.66	31.38	33.56	35.42	38.99
Size	2651	2668	2647	2454	2508	2160
Age	6	15	8	14	11	12
No. Sales	12	21	35	25	63	50
Over \$90,000						
Average Price	120,089	112,230	122,992	113,133	110,440	113,481
Price/S.F.	37.46	38.74	36.68	38.00	43.35	43.35
Size	3625	2989	3545	3074	2640	2726
Age	22	19	21	17	20	17
No. Sales	9	10	37	15	30	26

MARIN COUNTY

NORTH REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	33,079	37,475	41,059	41,540	44,755	49,381
Price/S.F.	23.46	24.47	29.01	28.47	31.95	35.75
Size	1435	1543	1468	1482	1447	1402
No. Sales	97	120	165	106	143	78
1941-1960						
Price	38,556	38,818	41,561	43,098	46,582	50,125
Price/S.F.	25.64	25.92	27.87	28.97	32.88	34.02
Size	1524	1507	1508	1497	1452	1479
No. Sales	275	362	460	262	336	212
1961-1971						
Price	42,588	44,050	47,957	49,059	52,899	56,336
Price/S.F.	25.29	25.87	27.62	29.20	31.27	33.11
Size	1729	1703	1749	1709	1707	1713
No. Sales	290	386	506	288	395	176
1972						
Price	46,559	43,763	48,223	48,393	53,623	61,355
Price/S.F.	23.69	25.68	29.06	27.80	33.06	31.86
Size	1957	1753	1673	1809	1652	1945
No. Sales	54	140	53	14	26	22
1973						
Price	--	42,986	48,250	48,635	44,241	57,587
Price/S.F.	--	25.08	26.83	30.00	30.64	34.12
Size	--	1713	1823	1655	1473	1678
No. Sales	--	7	151	95	64	15
1974						
Price	--	--	--	43,183	49,849	55,508
Price/S.F.	--	--	--	35.44	30.88	34.72
Size	--	--	--	1279	1686	1606
No. Sales	--	--	--	6	182	91

MARIN COUNTY

SOUTH REGION

PRICE DISTRIBUTION	<u>Sales - Year and Period</u>					
	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	18,774	21,150	22,233	22,389	24,167	19,500
Price/S.F.	24.32	25.89	32.82	27.68	33.37	23.90
Size	865	842	724	861	726	816
Age	21	15	25	27	18	54
No. Sales	23	4	12	9	3	1
\$25,000-34,999						
Average Price	31,534	30,628	31,713	31,281	31,200	33,925
Price/S.F.	26.58	29.88	32.06	31.50	35.37	31.50
Size	1226	1063	1047	1051	882	1087
Age	16	23	25	23	32	27
No. Sales	87	72	67	21	15	4
\$35,000-44,999						
Average Price	39,037	39,306	39,857	40,651	40,026	40,553
Price/S.F.	27.99	29.63	32.46	34.33	36.14	38.78
Size	1445	1358	1290	1241	1169	1102
Age	15	14	17	19	23	15
No. Sales	109	124	164	72	76	38
\$45,000-59,999						
Average Price	50,586	50,590	51,193	51,456	52,285	51,512
Price/S.F.	29.39	31.20	34.70	33.86	36.99	40.74
Size	1781	1719	1541	1578	1472	1305
Age	10	12	13	12	13	17
No. Sales	86	93	179	109	169	88
\$60,000-74,999						
Average Price	66,027	67,107	66,659	66,202	66,374	64,927
Price/S.F.	30.22	32.32	35.04	37.53	38.23	40.83
Size	2245	2379	2006	1862	1786	1668
Age	10	11	13	15	16	18
No. Sales	52	42	58	40	57	41
\$75,000-89,999						
Average Price	81,291	81,153	82,173	80,974	80,122	79,125
Price/S.F.	31.13	35.21	38.86	37.68	42.58	41.40
Size	2697	2415	2169	2244	1932	1980
Age	14	12	11	16	15	12
No. Sales	22	34	26	23	23	24
Over \$90,000						
Average Price	106,964	107,862	112,054	112,162	112,855	119,434
Price/S.F.	42.51	39.69	39.94	44.81	43.35	48.34
Size	2590	2803	2883	2562	2664	2556
Age	12	8	13	16	19	8
No. Sales	14	24	28	24	31	24

MARIN COUNTY

SOUTH REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	40,469	44,537	46,211	51,497	56,256	54,159
Price/S.F.	27.17	31.45	35.51	36.92	40.47	40.43
Size	1482	1501	1358	1442	1463	1423
No. Sales	39	62	74	39	59	29
1941-1960						
Price	42,748	48,555	47,814	54,469	51,063	55,145
Price/S.F.	28.63	32.61	33.30	35.83	38.85	39.63
Size	1528	1500	1478	1529	1336	1412
No. Sales	160	137	180	115	118	75
1961-1971						
Price	53,512	53,578	51,768	56,225	62,880	63,929
Price/S.F.	29.16	30.24	34.81	34.38	36.33	42.67
Size	1845	1784	1527	1676	1749	1539
No. Sales	138	118	218	106	129	93
1972						
Price	48,171	53,948	60,158	61,846	59,924	64,167
Price/S.F.	29.30	30.86	32.78	35.95	40.54	34.80
Size	1649	1744	1846	1729	1512	1837
No. Sales	55	69	24	13	17	3
1973						
Price	--	81,420	65,168	62,408	82,712	105,667
Price/S.F.	--	38.85	32.64	33.79	39.57	41.80
Size	--	2070	1995	1857	2077	2480
No. Sales	--	5	38	25	8	3
1974						
Price	--	--	--	--	55,364	87,433
Price/S.F.	--	--	--	--	34.80	40.75
Size	--	--	--	--	1622	2109
No. Sales	--	--	--	--	42	15

NAPA COUNTY

Average Price, Size and Price per Square Foot

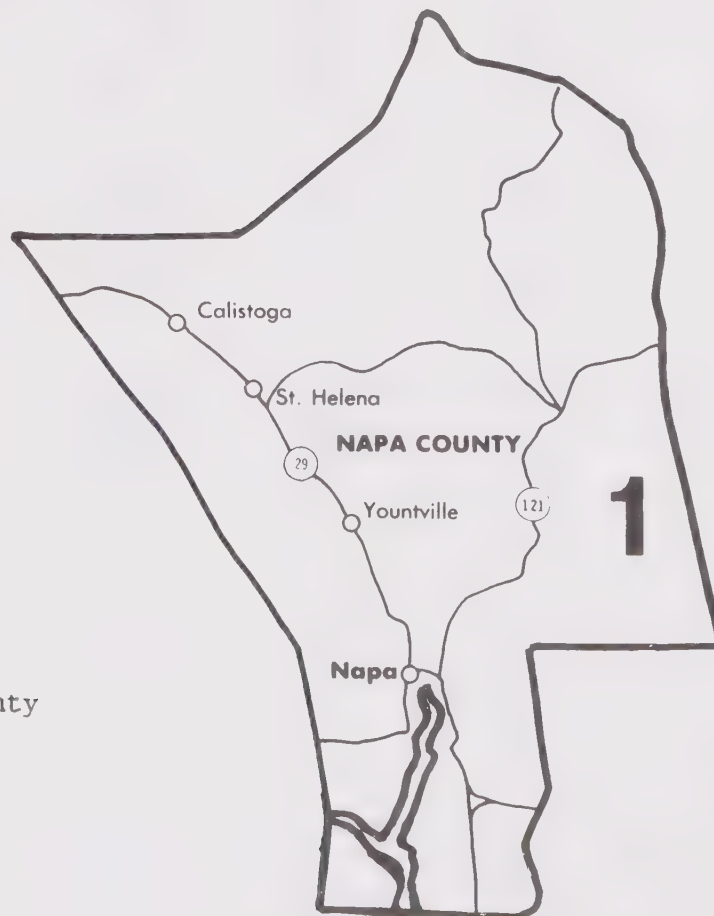
REGION

Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>
Napa County						
Price	27,822	29,240	30,234	34,028	36,494	39,487
Size	1377	1412	1450	1437	1472	1475
Price/S.F.	20.63	21.25	21.20	24.68	25.37	27.20

NAPA COUNTY

Area 1 - Entire County



NAPA COUNTY

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	20,348	21,591	20,949	20,747	21,376	22,307
Price/S.F.	19.65	20.03	20.02	20.86	21.66	24.16
Size	1061	1097	1061	1035	1010	947
Age	19	16	15	26	25	24
No. Sales	87	93	134	47	54	30
\$25,000-34,999						
Average Price	29,078	29,369	30,017	29,685	30,062	29,610
Price/S.F.	20.15	20.93	20.45	24.10	24.41	25.12
Size	1475	1454	1491	1316	1296	1222
Age	7	6	5	11	14	17
No. Sales	76	150	219	75	101	86
\$35,000-44,999						
Average Price	39,017	38,272	37,286	39,156	39,233	39,270
Price/S.F.	22.71	22.88	20.62	22.65	24.74	27.19
Size	1891	1772	1896	1780	1650	1497
Age	14	6	5	11	10	8
No. Sales	24	40	59	48	79	70
\$45,000-59,999						
Average Price	47,462	48,950	52,391	50,641	49,100	49,502
Price/S.F.	24.34	28.56	34.03	33.77	28.02	27.94
Size	2043	1878	1719	1710	1843	1867
Age	7	12	10	9	11	5
No. Sales	8	10	22	27	46	55
\$60,000-74,999						
Average Price	62,500	62,625	67,278	66,575	65,036	66,350
Price/S.F.	21.74	26.93	28.56	37.95	37.42	39.19
Size	2875	2411	2513	1858	1946	1877
Age	37	6	7	15	8	10
No. Sales	1	4	9	4	14	14
\$75,000-89,999						
Average Price	75,000	--	85,000	88,000	83,167	82,833
Price/S.F.	40.76	--	31.18	34.36	34.60	35.79
Size	1840	--	2726	2561	2413	2319
Age	10	--	5	2	31	6
No. Sales	2	--	1	1	3	3
Over \$90,000						
Average Price	--	--	--	105,000	101,500	147,167
Price/S.F.	--	--	--	36.88	39.91	39.09
Size	--	--	--	2847	2620	3619
Age	--	--	--	33	26	4
No. Sales	--	--	--	1	2	3

NAPA COUNTY

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	23,694	20,885	25,345	31,714	34,606	28,837
Price/S.F.	16.91	17.13	18.53	21.90	23.65	24.03
Size	1501	1275	1394	1404	1458	1260
No. Sales	17	13	22	21	31	16
1941-1960						
Price	24,955	27,998	25,346	29,513	31,575	33,081
Price/S.F.	20.30	21.35	20.95	23.60	25.35	26.81
Size	1243	1332	1220	1274	1264	1233
No. Sales	84	89	104	70	107	81
1961-1971						
Price	33,819	32,381	37,720	37,019	40,732	44,845
Price/S.F.	23.02	22.58	25.56	27.44	27.30	29.22
Size	1513	1462	1521	1466	1559	1563
No. Sales	54	89	83	77	76	85
1972						
Price	27,449	29,947	28,555	35,929	37,578	41,179
Price/S.F.	19.81	20.82	19.87	24.38	26.60	25.42
Size	1413	1530	1461	1499	1414	1663
No. Sales	41	66	106	7	9	14
1973						
Price	29,100	26,565	31,609	38,288	39,612	40,755
Price/S.F.	18.28	20.10	20.12	22.09	23.85	26.97
Size	1588	1331	1594	1758	1676	1512
No. Sales	2	40	128	25	25	11
1974						
Price	--	--	--	38,833	39,925	43,120
Price/S.F.	--	--	--	20.64	23.88	26.05
Size	--	--	--	1930	1700	1708
No. Sales	--	--	--	3	51	54

SAN FRANCISCO COUNTY
Average Price, Size and Price per Square Foot

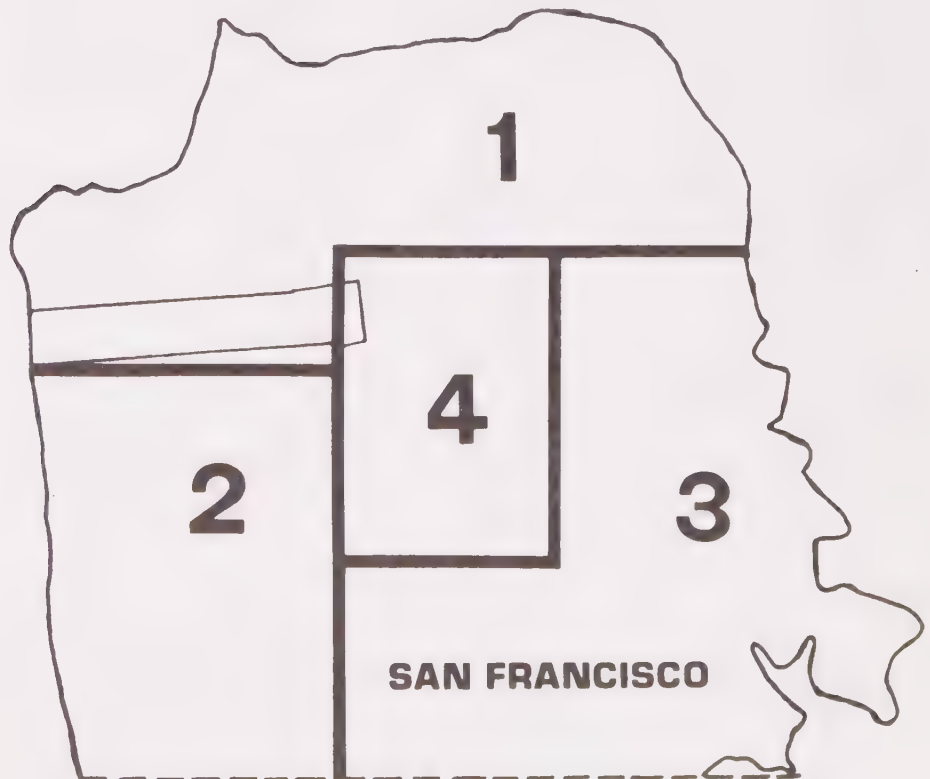
REGION

Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Northwest						
Price	48,209	48,659	49,158	56,119	61,827	68,679
Size	1896	1960	1831	2055	1888	1937
Price/S.F.	25.59	25.33	27.98	27.69	34.76	37.79
Southwest						
Price	34,972	36,341	37,236	41,372	46,728	50,316
Size	1471	1488	1463	1499	1521	1456
Price/S.F.	24.25	25.07	26.12	28.27	31.56	35.27
Southeast						
Price	28,204	28,556	28,975	30,731	32,918	33,684
Size	1346	1306	1289	1336	1311	1271
Price/S.F.	21.16	22.93	22.98	23.93	26.22	27.19
Central						
Price	37,772	37,057	39,409	43,162	46,105	49,444
Size	1593	1579	1584	1548	1535	1543
Price/S.F.	25.19	24.83	25.86	28.91	31.37	32.97

SAN FRANCISCO COUNTY

Area 1 - Northwest
Area 2 - Southwest
Area 3 - Southeast
Area 4 - Central



SAN FRANCISCO COUNTY

NORTHWEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974		
	Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000							
Average Price	22,300	21,517	19,500	21,000	17,250	20,500	
Price/S.F.	20.37	20.15	38.54	21.17	10.97	42.71	
Size	1127	1450	506	1151	2022	480	
Age	46	53	44	48	54	45	
No. Sales	10	6	1	4	2	1	
\$25,000-34,999							
Average Price	30,183	30,587	30,686	30,644	29,973	32,200	
Price/S.F.	23.65	23.13	28.61	24.15	27.89	34.49	
Size	1339	1398	1167	1355	1128	1023	
Age	46	45	40	48	44	50	
No. Sales	72	64	90	27	11	5	
\$35,000-44,999							
Average Price	38,755	38,868	39,069	39,797	40,629	41,674	
Price/S.F.	22.63	23.36	25.86	26.69	30.63	33.85	
Size	1793	1729	1585	1554	1414	1322	
Age	43	47	43	47	44	37	
No. Sales	60	68	129	58	59	23	
\$45,000-59,999							
Average Price	50,139	51,812	50,717	49,839	50,533	51,800	
Price/S.F.	27.13	28.20	25.54	26.44	33.72	36.42	
Size	1993	2017	2084	1954	1647	1501	
Age	41	43	47	46	42	42	
No. Sales	28	34	47	36	97	62	
\$60,000-74,999							
Average Price	65,936	64,879	67,790	67,800	65,685	66,225	
Price/S.F.	29.08	30.65	28.48	31.93	33.51	38.21	
Size	2367	2210	2536	2345	2161	1881	
Age	48	52	49	43	36	42	
No. Sales	11	14	21	13	20	28	
\$75,000-89,999							
Average Price	81,703	80,473	80,758	81,089	82,181	80,978	
Price/S.F.	30.58	30.86	34.80	35.28	38.33	45.47	
Size	2672	2741	2451	2323	2436	1962	
Age	59	52	51	45	45	46	
No. Sales	5	11	24	9	16	9	
Over \$90,000							
Average Price	125,832	125,194	122,933	129,959	129,909	137,425	
Price/S.F.	35.76	29.70	34.03	32.27	47.20	41.70	
Size	3814	4366	3972	4287	3177	3735	
Age	45	45	40	49	39	49	
No. Sales	22	17	24	22	35	27	

SAN FRANCISCO COUNTY

NORTHWEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	46,988	48,517	49,692	55,701	58,967	71,749
Price/S.F.	24.43	25.19	26.35	26.82	30.46	34.77
Size	1936	1964	1932	2092	1982	2126
No. Sales	186	198	284	157	184	120
1941-1960						
Price	55,600	34,133	42,971	59,556	58,427	47,459
Price/S.F.	30.12	25.23	32.35	37.56	33.93	37.23
Size	1746	1390	1325	1538	1735	1357
No. Sales	12	12	31	9	30	17
1961-1971						
Price	65,925	151,500	38,853	42,500	90,335	68,818
Price/S.F.	43.16	39.42	45.12	25.56	72.71	67.13
Size	1356	5010	838	1663	1268	1029
No. Sales	8	2	17	1	17	11
1972						
Price	42,000	--	47,900	--	147,500	--
Price/S.F.	33.60	--	38.32	--	34.62	--
Size	1250	--	1250	--	4260	--
No. Sales	1	--	1	--	1	--
1973						
Price	--	--	--	63,500	46,000	--
Price/S.F.	--	--	--	65.53	61.42	--
Size	--	--	--	969	749	--
No. Sales	--	--	--	1	1	--
1974						
Price	--	--	--	--	74,180	60,667
Price/S.F.	--	--	--	--	63.35	45.42
Size	--	--	--	--	1179	1338
No. Sales	--	--	--	--	5	6

SAN FRANCISCO COUNTY

SOUTHWEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	22,809	22,658	21,765	19,170	20,667	21,525
Price/S.F.	22.36	23.19	23.57	20.18	21.79	22.33
Size	1021	1000	948	998	965	974
Age	34	36	34	41	32	50
No. Sales	47	19	40	10	9	8
\$25,000-34,999						
Average Price	29,771	30,210	30,049	30,663	30,697	31,574
Price/S.F.	24.10	25.04	26.12	27.87	28.95	31.29
Size	1270	1243	1184	1124	1094	1053
Age	33	32	32	32	34	33
No. Sales	236	230	368	111	71	38
\$35,000-44,999						
Average Price	38,238	38,065	38,892	38,982	39,663	40,062
Price/S.F.	24.17	24.39	25.97	27.88	31.99	34.97
Size	1637	1608	1541	1438	1281	1175
Age	35	34	35	36	35	33
No. Sales	105	102	213	130	134	112
\$45,000-59,999						
Average Price	50,133	50,362	51,795	50,672	50,554	50,562
Price/S.F.	25.81	26.19	26.69	30.62	32.84	36.21
Size	2029	2032	2021	1739	1587	1440
Age	29	30	29	31	35	33
No. Sales	45	48	87	67	126	122
\$60,000-74,999						
Average Price	66,845	64,835	64,426	65,027	66,545	67,147
Price/S.F.	27.87	27.55	26.47	30.20	34.75	38.07
Size	2541	2444	2504	2224	1978	1821
Age	18	30	31	29	28	19
No. Sales	11	17	34	15	31	53
\$75,000-89,999						
Average Price	80,375	78,025	79,821	79,769	80,986	80,450
Price/S.F.	23.66	27.63	30.60	26.19	30.19	35.89
Size	3404	2840	2828	3127	2773	2333
Age	36	25	33	40	34	19
No. Sales	4	4	14	13	22	26
Over \$90,000						
Average Price	115,567	121,500	99,000	102,500	102,000	105,357
Price/S.F.	32.53	28.35	30.94	32.30	30.16	36.39
Size	3661	4343	3200	3184	3461	2987
Age	33	38	54	42	31	39
No. Sales	3	2	2	4	9	7

SAN FRANCISCO COUNTY

SOUTHWEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	35,483	36,464	38,948	42,944	48,103	50,443
Price/S.F.	22.32	23.55	24.85	26.80	30.25	32.74
Size	1590	1590	1605	1640	1630	1567
No. Sales	246	228	362	207	216	175
1941-1960						
Price	32,976	35,423	34,354	36,779	43,137	44,152
Price/S.F.	25.98	26.86	26.95	30.04	33.16	36.79
Size	1293	1343	1302	1238	1323	1229
No. Sales	191	186	364	129	171	138
1961-1971						
Price	53,809	56,833	47,640	57,925	61,786	65,983
Price/S.F.	29.02	29.18	31.40	32.81	31.27	32.05
Size	1891	1939	1586	1804	2040	2041
No. Sales	11	3	20	8	7	6
1972						
Price	51,133	52,600	61,900	--	--	70,000
Price/S.F.	32.81	25.30	31.87	--	--	38.89
Size	1564	2030	1942	--	--	1800
No. Sales	3	5	1	--	--	1
1973						
Price	--	--	55,082	63,817	72,500	43,000
Price/S.F.	--	--	29.98	34.86	28.14	31.85
Size	--	--	1838	1868	2589	1350
No. Sales	--	--	11	6	2	1
1974						
Price	--	--	--	--	78,083	66,360
Price/S.F.	--	--	--	--	34.67	40.83
Size	--	--	--	--	2269	1645
No. Sales	--	--	--	--	6	45

SAN FRANCISCO COUNTY

SOUTHEAST REGION

Sales - Year and Period

PRICE DISTRIBUTION

	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	21,333	21,466	21,387	20,770	20,884	21,326
Price/S.F.	20.13	20.83	21.19	20.68	22.51	22.86
Size	1092	1136	1045	1073	974	979
Age	42	41	44	47	50	53
No. Sales	86	88	145	67	64	57
\$25,000-34,999						
Average Price	29,105	29,107	28,573	29,404	29,525	29,427
Price/S.F.	21.37	23.19	22.99	23.89	25.10	26.05
Size	1363	1293	1284	1307	1231	1170
Age	30	33	34	35	39	42
No. Sales	146	142	274	162	156	136
\$35,000-44,999						
Average Price	38,748	38,745	38,903	38,794	39,059	38,112
Price/S.F.	22.79	26.95	25.72	26.08	29.71	27.76
Size	1779	1511	1550	1546	1373	1432
Age	17	16	17	24	30	33
No. Sales	31	33	76	68	81	94
\$45,000-59,999						
Average Price	54,700	50,186	47,091	47,386	49,511	49,202
Price/S.F.	22.83	26.32	24.84	28.41	29.16	33.39
Size	2587	2014	1976	1700	1834	1555
Age	28	23	8	10	18	18
No. Sales	5	7	23	14	28	47
\$60,000-74,999						
Average Price	--	--	68,500	69,000	68,371	68,150
Price/S.F.	--	--	30.61	39.72	32.01	41.41
Size	--	--	2238	1737	2328	1691
Age	--	--	53	41	26	3
No. Sales	--	--	1	1	7	4
\$75,000-89,999						
Average Price	--	86,500	--	--	77,500	--
Price/S.F.	--	13.26	--	--	29.59	--
Size	--	6524	--	--	5101	--
Age	--	62	--	--	61	--
No. Sales	--	1	--	--	2	--
Over \$90,000						
Average Price	--	--	--	93,500	--	--
Price/S.F.	--	--	--	23.49	--	--
Size	--	--	--	3981	--	--
Age	--	--	--	43	--	--
No. Sales	--	--	--	1	--	--

SAN FRANCISCO COUNTY

SOUTHEAST REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	26,181	27,443	26,712	28,991	30,699	30,859
Price/S.F.	20.16	21.24	21.64	22.64	24.44	25.20
Size	1344	1334	1266	1350	1331	1268
No. Sales	135	145	294	182	200	209
1941-1960						
Price	28,466	27,541	28,596	29,844	32,367	33,898
Price/S.F.	22.02	23.84	24.47	25.53	28.32	29.59
Size	1293	1242	1197	1192	1180	1168
No. Sales	104	93	156	90	103	81
1961-1971						
Price	35,675	31,912	35,179	37,635	45,433	38,400
Price/S.F.	24.29	27.48	23.73	24.86	28.32	30.56
Size	1515	1213	1504	1564	1622	1289
No. Sales	20	17	28	23	18	13
1972						
Price	38,922	40,975	41,125	42,200	--	--
Price/S.F.	23.67	26.86	22.94	33.73	--	--
Size	1641	1526	1891	1251	--	--
No. Sales	9	16	8	1	--	--
1973						
Price	--	--	43,158	44,041	44,967	44,000
Price/S.F.	--	--	27.86	27.48	31.97	32.20
Size	--	--	1576	1647	1423	1416
No. Sales	--	--	31	17	3	2
1974						
Price	--	--	--	--	49,986	48,573
Price/S.F.	--	--	--	--	32.26	32.25
Size	--	--	--	--	1573	1532
No. Sales	--	--	--	--	14	33

SAN FRANCISCO COUNTY

CENTRAL REGION

Sales - Year and Period

PRICE DISTRIBUTION

	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	19,882	22,117	21,374	21,237	22,000	19,000
Price/S.F.	16.87	20.60	19.63	21.29	21.03	21.89
Size	1333	1121	1324	1084	1067	872
Age	50	53	55	62	61	64
No. Sales	11	12	23	8	5	3
\$25,000-34,999						
Average Price	29,983	30,192	30,337	30,407	30,508	30,455
Price/S.F.	25.26	24.32	24.85	25.14	28.35	27.53
Size	1287	1340	1303	1297	1148	1165
Age	33	39	45	47	47	56
No. Sales	90	79	94	43	39	22
\$35,000-44,999						
Average Price	38,873	38,833	39,316	39,647	39,180	39,500
Price/S.F.	25.66	25.96	27.14	29.35	31.39	34.22
Size	1620	1579	1514	1410	1309	1202
Age	28	30	35	34	33	42
No. Sales	48	64	89	58	45	42
\$45,000-59,999						
Average Price	52,036	49,494	49,859	50,910	50,580	50,260
Price/S.F.	26.50	25.59	26.36	31.74	33.41	33.70
Size	2070	1999	1961	1739	1629	1571
Age	13	23	29	30	34	33
No. Sales	36	33	34	29	59	40
\$60,000-74,999						
Average Price	64,600	62,833	65,826	67,150	66,819	66,068
Price/S.F.	25.83	23.42	29.32	32.86	32.73	35.41
Size	2652	3150	2345	2155	2129	1922
Age	15	24	17	32	22	31
No. Sales	9	6	19	20	16	25
\$75,000-89,999						
Average Price	82,750	80,000	77,000	78,300	79,222	81,900
Price/S.F.	30.46	27.95	36.76	35.43	34.76	32.26
Size	2807	2862	2096	2271	2354	2559
Age	7	32	2	--	27	49
No. Sales	2	1	3	5	9	5
Over \$90,000						
Average Price	--	--	141,333	90,700	95,067	112,700
Price/S.F.	--	--	29.07	32.35	30.34	34.92
Size	--	--	4919	2804	3275	3350
Age	--	--	33	13	41	43
No. Sales	--	--	3	1	3	5

SAN FRANCISCO COUNTY

CENTRAL REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>
Prior to 1941						
Price	33,794	35,141	36,344	39,483	44,458	47,910
Price/S.F.	22.12	22.40	24.12	26.22	28.93	30.50
Size	1646	1646	1586	1565	1626	1600
No. Sales	87	103	160	94	96	94
1941-1960						
Price	35,128	35,556	38,510	41,241	42,904	44,767
Price/S.F.	28.67	27.81	28.88	31.85	33.68	39.80
Size	1248	1325	1350	1343	1308	1137
No. Sales	54	54	61	39	51	24
1961-1971						
Price	44,014	44,790	50,258	48,750	51,256	56,238
Price/S.F.	26.83	24.87	27.75	30.44	35.04	33.89
Size	1690	1839	1900	1691	1491	1731
No. Sales	22	30	31	12	16	13
1972						
Price	53,529	40,500	64,250	--	--	--
Price/S.F.	29.14	33.78	26.92	--	--	--
Size	1932	1199	2390	--	--	--
No. Sales	21	6	2	--	--	--
1973						
Price	--	--	53,873	65,950	68,333	62,933
Price/S.F.	--	--	29.00	36.87	35.92	37.35
Size	--	--	1827	1835	1919	1784
No. Sales	--	--	11	16	3	3
1974						
Price	--	--	--	--	67,111	65,412
Price/S.F.	--	--	--	--	36.25	38.33
Size	--	--	--	--	1868	1700
No. Sales	--	--	--	--	9	8

SAN MATEO COUNTY

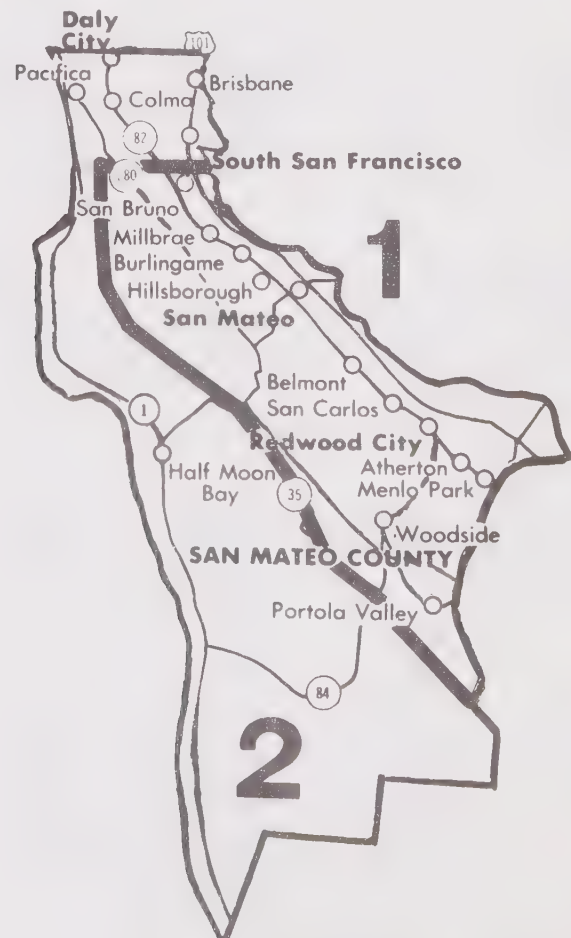
Average Price, Size and Price per Square Foot

REGION	<u>Sales - Year and Period</u>					
	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Bay						
Price	40,827	43,329	44,301	47,967	52,546	54,705
Size	1590	1604	1547	1584	1575	1542
Price/S.F.	28.76	28.21	28.89	30.62	33.63	35.71
Coast						
Price	31,266	32,279	33,265	34,892	38,458	39,855
Size	1342	1357	1329	1325	1352	1307
Price/S.F.	23.88	24.73	25.58	26.89	29.10	31.14

SAN MATEO COUNTY

Area 1 - Bay

Area 2 - Coast



SAN MATEO COUNTY

BAY REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	21,681	20,998	21,495	21,060	20,781	20,485
Price/S.F.	23.47	22.92	23.72	23.11	24.27	21.90
Size	965	939	939	945	949	995
Age	28	30	23	25	22	22
No. Sales	152	110	162	80	86	40
\$25,000-34,999						
Average Price	30,395	30,930	30,442	30,856	30,868	31,289
Price/S.F.	29.30	30.22	27.97	29.87	31.18	32.26
Size	1199	1170	1107	1060	1018	998
Age	22	19	17	21	24	23
No. Sales	787	753	1153	389	327	125
\$35,000-44,999						
Average Price	39,119	39,385	39,693	39,782	39,618	39,963
Price/S.F.	29.94	26.41	28.90	31.02	33.95	34.91
Size	1617	1539	1407	1316	1212	1173
Age	17	17	18	19	22	22
No. Sales	691	751	1061	568	608	378
\$45,000-59,999						
Average Price	51,001	50,476	50,895	51,251	51,310	51,277
Price/S.F.	26.40	26.32	28.11	28.98	32.96	36.33
Size	1995	1979	1884	1840	1611	1451
Age	16	14	15	13	17	19
No. Sales	341	468	801	579	693	484
\$60,000-74,999						
Average Price	66,040	66,215	65,879	65,780	66,347	67,035
Price/S.F.	28.41	30.38	31.10	32.66	34.00	36.32
Size	2412	2257	2188	2076	2021	1900
Age	15	16	13	13	12	15
No. Sales	116	145	252	174	328	221
\$75,000-89,999						
Average Price	81,809	81,491	81,021	80,708	80,572	81,985
Price/S.F.	31.07	33.32	35.40	35.73	35.82	37.21
Size	2703	2532	2409	2312	2316	2267
Age	18	17	14	14	15	12
No. Sales	53	68	107	76	142	115
Over \$90,000						
Average Price	115,510	119,664	117,194	115,793	128,534	117,659
Price/S.F.	34.68	37.10	38.11	40.56	44.59	43.35
Size	3433	3225	3253	2941	2959	2775
Age	18	18	20	17	18	18
No. Sales	50	72	136	88	132	90

SAN MATEO COUNTY

BAY REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	39,966	42,773	47,703	45,014	50,316	54,356
Price/S.F.	24.67	26.35	27.90	30.66	32.81	35.24
Size	1646	1623	1723	1498	1570	1554
No. Sales	326	301	426	234	334	200
1941-1960						
Price	38,309	40,888	41,544	44,662	48,289	50,349
Price/S.F.	28.73	29.83	29.54	31.53	34.16	36.37
Size	1446	1471	1414	1416	1420	1389
No. Sales	1313	1322	1892	993	1184	762
1961-1971						
Price	47,809	51,055	52,446	56,365	59,920	63,106
Price/S.F.	25 19	26.20	28.43	29.81	33.39	34.87
Size	1921	1950	1869	1896	1800	1828
No. Sales	423	431	624	364	422	270
1972						
Price	44,968	42,341	35,783	48,426	57,267	58,162
Price/S.F.	25.08	26.40	28.16	31.85	32.97	36.38
Size	1793	1616	1262	1532	1717	1602
No. Sales	123	275	235	27	33	24
1973						
Price	49,050	52,163	45,653	50,519	52,133	61,936
Price/S.F.	22.63	25.16	28.16	28.66	30.53	36.13
Size	2170	2084	1636	1806	1745	1738
No. Sales	4	38	494	327	95	28
1974						
Price	--	--	62,000	55,644	62,911	59,714
Price/S.F.	--	--	34.24	29.18	33.89	34.50
Size	--	--	1811	1933	1860	1719
No. Sales	--	--	1	9	247	168

SAN MATEO COUNTY

COAST REGION

Sales - Year and Period

PRICE DISTRIBUTION

1972

1973

1974

Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	22,341	22,525	22,161	23,003	21,223	20,543
Price/S.F.	22.93	23.52	22.74	23.50	25.06	20.48
Size	996	980	1003	999	894	1086
Age	20	23	20	19	40	39
No. Sales	71	73	100	34	22	14
\$25,000-34,999						
Average Price	30,405	30,395	30,373	30,156	30,994	31,055
Price/S.F.	24.35	24.67	25.83	26.51	28.22	29.48
Size	1271	1253	1192	1163	1114	1073
Age	11	11	12	16	18	19
No. Sales	638	561	938	370	278	177
\$35,000-44,999						
Average Price	38,127	37,680	38,203	38,623	39,568	39,765
Price/S.F.	22.32	25.44	25.80	27.60	30.13	32.35
Size	1761	1605	1527	1436	1346	1253
Age	7	6	7	8	11	13
No. Sales	149	230	519	307	421	282
\$45,000-59,999						
Average Price	49,271	48,197	47,699	49,110	49,269	49,390
Price/S.F.	24.86	22.82	24.55	27.48	28.60	31.55
Size	2123	2306	2027	1855	1776	1627
Age	7	9	5	8	7	9
No. Sales	7	29	72	52	147	147
\$60,000-74,999						
Average Price	66,000	65,000	66,260	63,567	66,945	64,281
Price/S.F.	18.97	30.33	24.07	25.77	27.16	33.02
Size	3480	2200	2771	2532	2510	2062
Age	35	2	2	4	5	9
No. Sales	1	2	5	6	11	16
\$75,000-89,999						
Average Price	--	--	--	--	80,600	--
Price/S.F.	--	--	--	--	26.00	--
Size	--	--	--	--	3421	--
Age	--	--	--	--	33	--
No. Sales	--	--	--	--	2	--
Over \$90,000						
Average Price	--	--	90,000	135,000	--	100,700
Price/S.F.	--	--	36.64	38.35	--	41.19
Size	--	--	2456	3520	--	2445
Age	--	--	12	14	--	--
No. Sales	--	--	1	1	--	1

SAN MATEO COUNTY

COAST REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	28,571	27,397	24,328	29,390	28,621	30,472
Price/S.F.	21.81	21.90	22.31	24.01	25.42	25.12
Size	1351	1303	1117	1256	1147	1228
No. Sales	38	35	47	39	39	32
1941-1960						
Price	29,049	29,747	30,863	33,138	35,315	37,623
Price/S.F.	24.08	24.49	25.77	26.77	29.33	31.42
Size	1228	1235	1222	1268	1228	1217
No. Sales	347	354	653	345	372	302
1961-1971						
Price	33,720	34,691	36,361	38,317	42,119	44,792
Price/S.F.	22.93	23.88	25.06	26.42	28.71	31.50
Size	1524	1493	1494	1490	1518	1469
No. Sales	228	256	446	166	270	168
1972						
Price	32,516	34,722	34,840	34,083	40,642	41,532
Price/S.F.	24.91	26.73	26.37	26.54	29.27	31.03
Size	1326	1414	1331	1322	1427	1361
No. Sales	245	216	123	18	33	22
1973						
Price	32,050	30,000	34,598	36,042	38,860	41,408
Price/S.F.	20.66	23.74	26.06	28.11	29.99	31.66
Size	1582	1295	1354	1294	1315	1355
No. Sales	8	34	354	191	65	25
1974						
Price	--	--	28,508	39,109	43,027	40,641
Price/S.F.	--	--	24.78	27.15	30.06	31.54
Size	--	--	1158	1431	1450	1315
No. Sales	--	--	12	11	102	88

SANTA CLARA COUNTY

Average Price, Size and Price per Square Foot

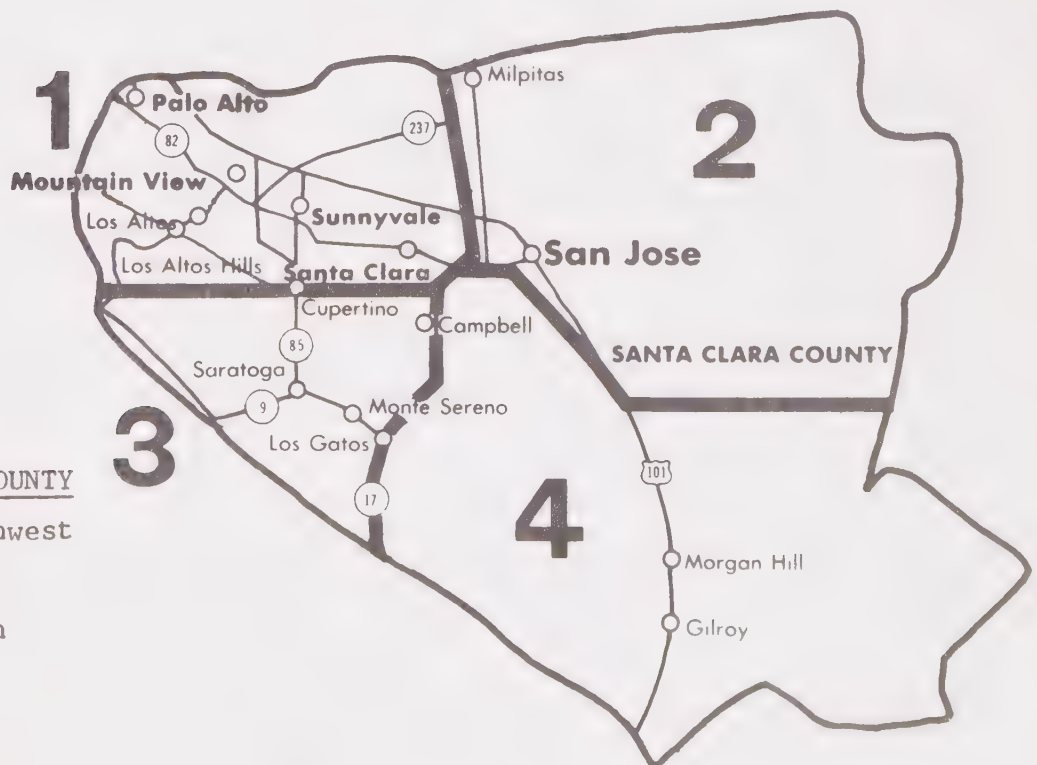
REGION

Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Northwest						
Price	36,203	38,366	39,022	42,693	48,764	50,866
Size	1499	1537	1485	1485	1519	1512
Price/S.F.	25.92	25.22	26.45	28.83	32.11	33.76
East						
Price	26,646	27,243	27,555	29,378	33,129	35,416
Size	1399	1383	1337	1372	1424	1436
Price/S.F.	19.52	20.07	20.97	21.82	23.47	25.18
West						
Price	40,908	44,580	45,036	45,859	53,933	58,629
Size	1725	1793	1717	1618	1787	1823
Price/S.F.	27.48	25.00	26.19	28.41	30.02	31.99
South						
Price	33,862	33,958	33,909	38,896	41,668	43,749
Size	1691	1674	1597	1692	1679	1676
Price/S.F.	23.53	20.82	21.51	23.26	25.32	26.54

SANTA CLARA COUNTY

- Area 1 - Northwest
- Area 2 - East
- Area 3 - West
- Area 4 - South



SANTA CLARA COUNTY

NORTHWEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	\$22,918	22,399	23,121	23,129	23,295	22,383
Price/S.F.	\$ 23.90	24.04	24.04	25.75	25.01	23.47
Size	980	953	984	913	943	1,000
Age	14	16	11	10	14	19
No. Sales	222	151	281	115	84	12
\$25,000-34,999						
Average Price	\$29,860	30,262	30,409	30,508	30,403	30,808
Price/S.F.	\$ 27.55	24.69	25.75	27.10	28.16	29.36
Size	1263	1257	1207	1155	1108	1085
Age	14	14	13	13	14	13
No. Sales	746	819	1131	407	413	182
\$35,000-44,999						
Average Price	\$38,980	39,276	39,106	39,177	39,911	39,578
Price/S.F.	\$ 23.68	24.84	26.07	28.42	30.63	32.69
Size	1687	1613	1536	1407	1344	1242
Age	12	12	12	12	15	12
No. Sales	467	563	885	469	529	350
\$45,000-59,999						
Average Price	\$50,742	50,738	50,643	51,528	51,189	51,575
Price/S.F.	\$ 25.82	25.92	27.75	30.39	32.02	34.52
Size	2004	2009	1874	1743	1640	1527
Age	12	11	14	14	14	12
No. Sales	224	255	476	304	500	342
\$60,000-74,999						
Average Price	\$65,026	66,483	65,794	65,868	66,312	66,204
Price/S.F.	\$ 28.77	29.03	30.31	31.66	34.16	36.48
Size	2314	2358	2231	2127	2016	1865
Age	16	12	15	12	15	14
No. Sales	61	83	132	118	208	160
\$75,000-89,999						
Average Price	\$79,858	80,142	80,085	82,828	81,664	81,839
Price/S.F.	\$ 30.18	30.91	32.38	33.87	36.84	37.31
Size	2699	2678	2537	2487	2256	2260
Age	12	14	15	13	13	11
No. Sales	24	38	52	46	83	76
Over \$90,000						
Average Price	\$116,500	104,745	112,402	101,663	143,379	111,133
Price/S.F.	31.72	30.72	35.59	36.88	52.77	40.70
Size	4277	3469	3267	2838	2717	2769
Age	33	10	20	18	13	18
No. Sales	4	22	40	27	72	48

SANTA CLARA COUNTY

NORTHWEST REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	38,324	38,200	45,666	48,381	47,669	67,012
Price/S.F.	25.37	25.18	27.84	31.62	32.43	36.06
Size	1557	1590	1693	1541	1496	1890
No. Sales	117	106	169	75	132	57
1941-1960						
Price	34,469	35,864	37,375	40,757	47,436	46,701
Price/S.F.	24.65	25.42	26.93	28.79	32.95	33.82
Size	1422	1425	1397	1422	1437	1395
No. Sales	848	940	1361	683	829	501
1961-1971						
Price	40,823	44,815	46,109	50,938	55,540	58,005
Price/S.F.	23.93	24.79	25.94	28.63	32.28	33.54
Size	1718	1812	1770	1779	1725	1724
No. Sales	534	520	723	356	479	284
1972						
Price	31,228	36,311	31,925	35,088	38,400	45,326
Price/S.F.	24.71	25.49	24.85	27.13	29.42	33.35
Size	1264	1435	1288	1290	1282	1358
No. Sales	237	300	238	41	63	31
1973						
Price	30,382	32,728	34,444	37,203	38,395	43,121
Price/S.F.	25.77	24.68	26.16	28.79	30.58	33.03
Size	1181	1325	1338	1296	1244	1303
No. Sales	11	65	506	320	160	34
1974						
Price	--	--	--	45,382	50,131	48,589
Price/S.F.	--	--	--	26.38	30.15	33.61
Size	--	--	--	1734	1663	1445
No. Sales	--	--	--	11	227	254

SANTA CLARA COUNTY

EAST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>
Under \$25,000						
Average Price	\$21,186	21,344	21,277	21,482	21,119	22,079
Price/S.F.	\$ 19.39	19.75	20.11	20.25	20.61	21.14
Size	1118	1098	1078	1079	1042	1083
Age	16	13	12	14	14	12
No. Sales	449	498	1044	348	302	185
\$25,000-34,999						
Average Price	\$29,059	29,081	28,946	29,550	30,132	30,906
Price/S.F.	\$ 19.56	20.27	21.27	22.56	23.78	26.10
Size	1520	1477	1392	1336	1292	1227
Age	9	7	6	9	9	10
No. Sales	351	485	1200	410	539	394
\$35,000-44,999						
Average Price	\$38,340	37,818	38,778	38,830	39,186	38,970
Price/S.F.	\$ 18.98	19.42	21.24	22.14	24.37	25.60
Size	2070	1975	1908	1843	1653	1557
Age	8	6	8	7	8	4
No. Sales	95	101	246	152	337	422
\$45,000-59,999						
Average Price	\$49,636	50,266	49,948	49,907	50,127	49,387
Price/S.F.	\$ 26.47	22.91	25.85	25.09	25.03	25.32
Size	2040	2307	2033	2138	2070	1990
Age	11	18	10	15	7	4
No. Sales	14	32	52	44	128	131
\$60,000-74,999						
Average Price	\$66,000	62,900	65,235	65,143	66,337	66,387
Price/S.F.	\$ 19.86	25.46	28.57	25.93	31.22	31.16
Size	3323	2588	2583	2650	2230	2209
Age	7	14	16	18	25	5
No. Sales	1	5	20	7	16	24
\$75,000-89,999						
Average Price	\$78,000	89,900	77,450	75,000	78,200	80,100
Price/S.F.	\$ 16.11	30.27	35.22	31.10	29.17	34.24
Size	4842	2970	2230	2438	2740	2654
Age	47	21	7	30	14	11
No. Sales	1	1	2	2	5	5
Over \$90,000						
Average Price	\$108,000	--	125,000	--	100,500	--
Price/S.F.	\$ 16.16	--	53.37	--	31.69	--
Size	6683	--	2342	--	3307	--
Age	40	--	8	--	17	--
No. Sales	1	--	1	--	4	--

SANTA CLARA COUNTY

EAST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	24,060	24,883	25,330	29,693	32,462	32,945
Price/S.F.	17.24	18.80	18.73	19.89	22.32	23.21
Size	1456	1336	1390	1540	1484	1542
No. Sales	105	113	135	86	104	55
1941-1960						
Price	24,922	26,600	25,939	26,685	29,999	29,715
Price/S.F.	20.30	21.08	21.04	21.66	23.54	24.58
Size	1247	1299	1252	1241	1278	1224
No. Sales	269	278	662	272	296	182
1961-1971						
Price	28,662	28,543	29,099	29,680	32,105	32,946
Price/S.F.	19.77	19.60	20.62	21.54	23.27	24.60
Size	1475	1472	1422	1394	1388	1346
No. Sales	328	297	690	214	333	310
1972						
Price	27,397	28,271	25,295	24,887	31,685	31,162
Price/S.F.	19.11	19.97	20.49	21.51	23.49	23.98
Size	1478	1477	1249	1158	1338	1278
No. Sales	190	271	300	32	62	53
1973						
Price	23,316	25,880	28,768	31,558	32,352	33,352
Price/S.F.	20.42	20.25	21.84	22.68	23.83	24.28
Size	1153	1296	1352	1419	1570	1388
No. Sales	19	162	756	305	102	31
1974						
Price	--	--	30,619	31,628	36,599	39,711
Price/S.F.	--	--	20.06	22.16	23.75	26.10
Size	--	--	1553	1532	1563	1571
No. Sales	--	--	21	53	434	519

SANTA CLARA COUNTY

WEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	\$21,432	22,395	22,491	21,325	23,414	20,600
Price/S.F.	\$ 21.89	24.27	23.33	22.87	23.06	21.46
Size	979	979	993	956	1227	960
Age	21	26	13	31	30	14
No. Sales	28	19	47	8	7	1
\$25,000-34,999						
Average Price	\$29,671	29,846	30,166	30,811	30,702	29,937
Price/S.F.	\$ 22.50	23.17	24.43	27.37	26.68	28.93
Size	1344	1316	1260	1155	1173	1059
Age	16	14	14	12	14	13
No. Sales	204	208	327	155	106	43
\$35,000-44,999						
Average Price	\$39,000	39,028	38,908	38,763	39,336	39,951
Price/S.F.	\$ 24.06	23.84	25.24	27.56	27.88	29.81
Size	1665	1735	1584	1440	1436	1373
Age	13	10	12	9	12	15
No. Sales	94	115	194	129	162	97
\$45,000-59,999						
Average Price	\$51,656	52,210	51,447	51,318	51,055	50,820
Price/S.F.	\$ 24.45	26.02	27.01	29.15	29.82	30.06
Size	2170	2046	1960	1814	1756	1754
Age	12	9	10	10	11	8
No. Sales	111	131	149	77	124	79
\$60,000-74,999						
Average Price	\$64,939	66,356	66,452	67,115	66,884	67,188
Price/S.F.	\$ 26.87	27.50	29.38	29.74	32.80	34.26
Size	2469	2458	2358	2286	2106	2000
Age	10	8	11	14	12	12
No. Sales	51	75	124	46	87	58
\$75,000-89,999						
Average Price	\$80,271	80,789	80,573	79,749	81,925	82,869
Price/S.F.	\$ 25.10	30.71	29.40	30.88	33.13	35.67
Size	3247	2686	2778	2629	2522	2383
Age	5	6	7	9	12	10
No. Sales	7	28	45	35	68	42
Over \$90,000						
Average Price	\$116,125	105,700	111,197	111,985	114,638	110,595
Price/S.F.	\$ 34.85	30.34	34.12	37.06	38.22	37.24
Size	3354	3512	3288	3073	3115	2981
Age	25	11	6	6	12	6
No. Sales	4	8	29	13	39	42

SANTA CLARA COUNTY

WEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	38,119	39,817	41,330	41,333	51,514	51,708
Price/S.F.	24.11	26.87	28.90	27.69	31.13	32.73
Size	1646	1503	1504	1527	1728	1603
No. Sales	48	36	47	30	44	13
1941-1960						
Price	36,507	38,325	38,911	43,401	50,443	50,449
Price/S.F.	24.45	24.91	25.75	27.43	30.47	31.93
Size	1493	1540	1521	1573	1644	1588
No. Sales	192	220	306	134	194	131
1961-1971						
Price	44,426	49,224	48,306	46,131	56,889	67,226
Price/S.F.	23.22	24.66	26.36	28.92	30.14	32.65
Size	1911	2006	1804	1614	1858	2021
No. Sales	235	247	439	220	219	124
1972						
Price	47,655	49,863	47,760	61,156	71,760	61,009
Price/S.F.	25.47	25.68	24.88	30.56	31.64	34.68
Size	1967	1944	1922	2024	2259	1788
No. Sales	20	75	20	9	15	11
1973						
Price	49,400	45,650	50,507	49,388	51,767	42,044
Price/S.F.	25.31	23.88	25.76	28.74	29.43	29.52
Size	1952	1911	1980	1697	1719	1432
No. Sales	2	4	102	67	49	16
1974						
Price	--	--	--	56,133	53,583	63,698
Price/S.F.	--	--	--	28.46	27.82	30.83
Size	--	--	--	1946	1936	2067
No. Sales	--	--	--	3	72	66

SANTA CLARA COUNTY

SOUTH REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	\$22,380	21,997	20,795	21,509	21,738	21,157
Price/S.F.	\$ 20.29	21.71	20.64	22.16	21.46	22.80
Size	1103	1032	1029	988	1043	937
Age	12	9	10	12	11	7
No. Sales	174	208	386	92	71	30
\$25,000-34,999						
Average Price	\$29,600	29,740	29,997	29,928	30,961	31,613
Price/S.F.	\$ 19.99	20.52	21.69	23.22	25.06	27.17
Size	1481	1495	1405	1312	1258	1211
Age	10	7	8	11	10	8
No. Sales	644	846	1363	404	501	290
\$35,000-44,999						
Average Price	\$38,667	38,843	39,238	40,092	40,018	39,621
Price/S.F.	\$ 19.70	20.20	20.79	22.42	24.49	26.24
Size	2048	1985	1920	1822	1672	1535
Age	5	5	5	5	6	7
No. Sales	400	552	906	471	564	424
\$45,000-59,999						
Average Price	\$50,237	49,707	49,438	49,801	51,058	50,850
Price/S.F.	\$ 22.10	22.35	23.36	23.99	26.31	25.64
Size	2313	2256	2172	2125	2045	2013
Age	6	6	7	5	5	4
No. Sales	112	132	257	260	423	369
\$60,000-74,999						
Average Price	\$66,169	64,820	67,050	65,184	65,177	65,539
Price/S.F.	\$ 24.95	27.03	27.31	27.88	27.99	28.72
Size	2744	2432	2481	2387	2387	2317
Age	9	6	11	6	6	5
No. Sales	16	20	30	37	101	118
\$75,000-89,999						
Average Price	\$81,125	81,444	79,000	81,264	80,804	79,671
Price/S.F.	\$ 32.67	26.49	29.27	29.49	30.38	32.67
Size	2483	3126	2705	2787	2733	2463
Age	4	6	5	6	6	5
No. Sales	4	9	6	11	11	17
Over \$90,000						
Average Price	\$100,500	112,667	111,125	103,083	118,900	105,000
Price/S.F.	\$ 30.90	29.72	35.68	38.23	37.57	35.02
Size	3297	4134	3215	2733	3191	3001
Age	8	10	13	5	14	5
No. Sales	3	3	4	6	6	3

SANTA CLARA COUNTY

SOUTH REGION

Sales - Year and Period

AGE DISTRIBUTION	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	30,915	31,365	32,142	32,287	38,603	39,543
Price/S.F.	18.65	20.51	21.91	23.50	27.53	26.50
Size	1658	1573	1487	1407	1402	1577
No. Sales	46	34	69	40	39	23
1941-1960						
Price	29,601	30,573	31,756	33,214	36,442	38,647
Price/S.F.	21.00	21.32	22.44	23.40	25.55	27.17
Size	1468	1491	1433	1437	1439	1477
No. Sales	314	363	527	267	304	177
1961-1971						
Price	35,980	36,194	34,270	40,509	42,062	45,239
Price/S.F.	23.70	20.65	21.22	23.46	24.64	26.75
Size	1797	1768	1621	1729	1714	1693
No. Sales	708	664	1229	418	627	353
1972						
Price	34,361	33,989	33,215	46,530	45,453	43,796
Price/S.F.	20.34	20.97	21.36	25.15	26.01	27.37
Size	1724	1676	1599	1852	1760	1598
No. Sales	262	516	312	37	57	54
1973						
Price	23,539	33,006	35,142	40,357	42,704	40,857
Price/S.F.	21.40	20.11	21.38	22.85	24.88	29.10
Size	1137	1702	1675	1799	1759	1427
No. Sales	23	193	812	449	191	80
1974						
Price	--	--	43,100	41,304	43,891	45,024
Price/S.F.	--	--	23.12	23.07	25.23	25.77
Size	--	--	1855	1830	1768	1773
No. Sales	--	--	3	70	471	551

SOLANO COUNTY

Average Price, Size and Price per Square Foot

REGION

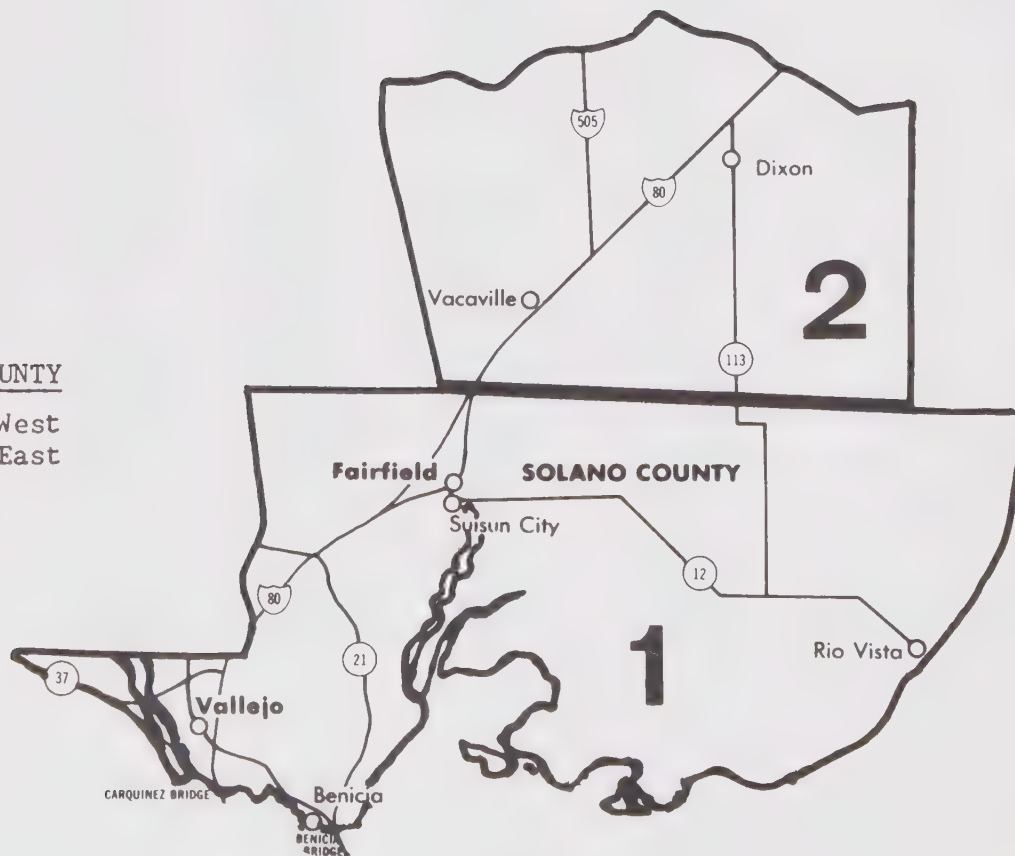
Sales - Year and Period

	<u>1972</u>		<u>1973</u>		<u>1974</u>	
	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>
West						
Price	24,316	25,822	26,552	28,139	29,842	31,389
Size	1291	1334	1322	1367	1392	1369
Price/S.F.	19.26	19.46	20.15	20.82	21.90	22.92
East						
Price	22,219	23,143	28,062	31,494	30,990	33,036
Size	1293	1290	1399	1466	1467	1475
Price/S.F.	17.26	18.15	19.90	21.48	21.27	22.38

SOLANO COUNTY

Area 1 - West

Area 2 - East



SOLANO COUNTY

WEST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	19,639	20,866	20,597	20,213	20,387	20,518
Price/S.F.	18.48	18.80	18.92	18.93	20.31	20.43
Size	1081	1121	1098	1122	1109	1030
Age	14	14	15	18	22	22
No. Sales	165	153	249	128	127	68
\$25,000-34,999						
Average Price	30,040	29,447	29,689	29,901	29,110	29,726
Price/S.F.	20.40	20.25	21.81	22.06	21.92	22.79
Size	1488	1472	1390	1383	1341	1329
Age	5	3	4	7	8	10
No. Sales	63	78	134	81	112	78
\$35,000-44,999						
Average Price	37,600	38,412	39,073	39,222	39,921	39,093
Price/S.F.	21.53	20.59	21.06	23.03	23.68	25.03
Size	1976	1902	1888	1726	1712	1584
Age	1	1	1	1	2	2
No. Sales	27	34	78	55	66	55
\$45,000-59,999						
Average Price	50,500	49,500	45,300	48,315	49,383	49,727
Price/S.F.	17.01	19.44	22.23	22.36	24.53	25.56
Size	3174	2666	2054	2179	2045	1977
Age	19	3	0	1	1	1
No. Sales	2	2	2	13	30	22
\$60,000-74,999						
Average Price	--	--	--	--	61,000	73,200
Price/S.F.	--	--	--	--	25.05	28.11
Size	--	--	--	--	2435	2604
Age	--	--	--	--	16	--
No. Sales	--	--	--	--	1	1
\$75,000-89,999						
Average Price	--	--	75,000	--	--	--
Price/S.F.	--	--	27.88	--	--	--
Size	--	--	2690	--	--	--
Age	--	--	7	--	--	--
No. Sales	--	--	1	--	--	--
Over \$90,000						
Average Price	--	--	--	--	--	--
Price/S.F.	--	--	--	--	--	--
Size	--	--	--	--	--	--
Age	--	--	--	--	--	--
No. Sales	--	--	--	--	--	--

SOLANO COUNTY

WEST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	18,767	19,153	20,970	22,021	22,052	24,887
Price/S.F.	16.81	17.79	17.94	18.07	19.88	19.97
Size	1180	1089	1204	1259	1129	1313
No. Sales	12	15	20	19	21	16
1941-1960						
Price	21,112	20,376	20,153	20,626	21,846	22,545
Price/S.F.	18.77	18.63	18.83	19.17	20.81	20.89
Size	1150	1111	1080	1144	1067	1094
No. Sales	98	74	135	91	102	67
1961-1971						
Price	22,130	26,828	27,053	28,450	29,003	30,846
Price/S.F.	19.10	19.28	20.16	21.18	21.13	22.44
Size	1158	1423	1343	1362	1535	1382
No. Sales	76	32	100	34	67	41
1972						
Price	31,863	29,674	25,487	29,086	28,925	37,360
Price/S.F.	20.54	20.15	19.37	20.84	21.68	25.57
Size	1640	1480	1326	1383	1322	1471
No. Sales	70	106	40	14	12	5
1973						
Price	42,600	27,087	32,280	36,016	35,704	31,314
Price/S.F.	19.00	19.70	21.63	22.45	22.03	22.02
Size	2242	1385	1517	1614	1639	1426
No. Sales	1	39	169	93	24	7
1974						
Price	--	--	--	29,815	38,075	39,402
Price/S.F.	--	--	--	22.29	23.76	25.19
Size	--	--	--	1348	1611	1579
No. Sales	--	--	--	26	110	85

SOLANO COUNTY

EAST REGION

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>
Under \$25,000						
Average Price	19,633	22,411	21,760	20,570	21,817	21,165
Price/S.F.	16.55	18.29	18.85	20.55	19.99	21.04
Size	1213	1238	1165	1028	1115	1016
Age	11	3	7	18	13	9
No. Sales	21	37	53	10	24	20
\$25,000-34,999						
Average Price	29,467	27,014	29,071	28,733	29,526	30,223
Price/S.F.	19.13	17.41	20.37	19.49	20.97	21.89
Size	1539	1571	1432	1476	1426	1392
Age	7	5	3	1	3	2
No. Sales	3	7	42	9	62	43
\$35,000-44,999						
Average Price	38,500	--	39,092	38,633	39,575	39,891
Price/S.F.	21.98	--	21.55	22.86	22.94	23.13
Size	1774	--	1817	1712	1763	1749
Age	3	--	1	1	1	1
No. Sales	2	--	13	15	20	35
\$45,000-59,999						
Average Price	--	--	54,625	58,500	48,400	47,320
Price/S.F.	--	--	22.87	28.13	23.23	24.67
Size	--	--	2392	2080	2112	1919
Age	--	--	2	3	8	1
No. Sales	--	--	4	1	8	5
\$60,000-74,999						
Average Price	--	--	70,000	--	--	--
Price/S.F.	--	--	22.96	--	--	--
Size	--	--	3049	--	--	--
Age	--	--	8	--	--	--
No. Sales	--	--	1	--	--	--
\$75,000-89,999						
Average Price	--	--	--	--	--	80,000
Price/S.F.	--	--	--	--	--	32.45
Size	--	--	--	--	--	2465
Age	--	--	--	--	--	2
No. Sales	--	--	--	--	--	1
Over \$90,000						
Average Price	--	--	--	--	--	--
Price/S.F.	--	--	--	--	--	--
Size	--	--	--	--	--	--
Age	--	--	--	--	--	--
No. Sales	--	--	--	--	--	--

SOLANO COUNTY

EAST REGION

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>	<u>Jan.-</u> <u>June</u>	<u>July-</u> <u>Dec.</u>
Prior to 1941						
Price	16,000	--	26,200	24,900	37,500	39,300
Price/S.F.	10.79	--	18.71	30.51	23.35	21.86
Size	1529	--	1400	816	1611	1798
No. Sales	2	--	1	1	3	1
1941-1960						
Price	20,337	22,230	21,427	19,983	24,500	21,978
Price/S.F.	18.38	17.04	17.40	17.71	20.48	18.73
Size	1108	1325	1234	1135	1207	1183
No. Sales	8	10	15	6	14	9
1961-1971						
Price	27,825	23,140	29,380	38,867	28,104	27,744
Price/S.F.	17.35	18.75	20.96	22.89	21.92	22.29
Size	1587	1251	1386	1680	1321	1266
No. Sales	4	5	30	6	24	9
1972						
Price	22,642	22,873	30,518	41,250	--	51,300
Price/S.F.	17.57	17.38	19.32	22.06	--	26.82
Size	1281	1332	1539	1882	--	1873
No. Sales	12	11	11	2	--	4
1973						
Price	--	23,817	28,684	30,765	40,033	25,655
Price/S.F.	--	19.08	20.14	21.76	22.98	22.08
Size	--	1257	1423	1425	1731	1156
No. Sales	--	18	56	17	6	11
1974						
Price	--	--	--	39,600	32,279	35,284
Price/S.F.	--	--	--	21.22	20.95	22.71
Size	--	--	--	1874	1545	1565
No. Sales	--	--	--	3	67	69

SONOMA COUNTY

Average Price, Size and Price per Square Foot

REGION

Sales - Year and Period

1972

1973

1974

Jan.-
June

July-
Dec.

Jan.-
June

July-
Dec.

Jan.-
June

July-
Dec.

Santa Rosa Area

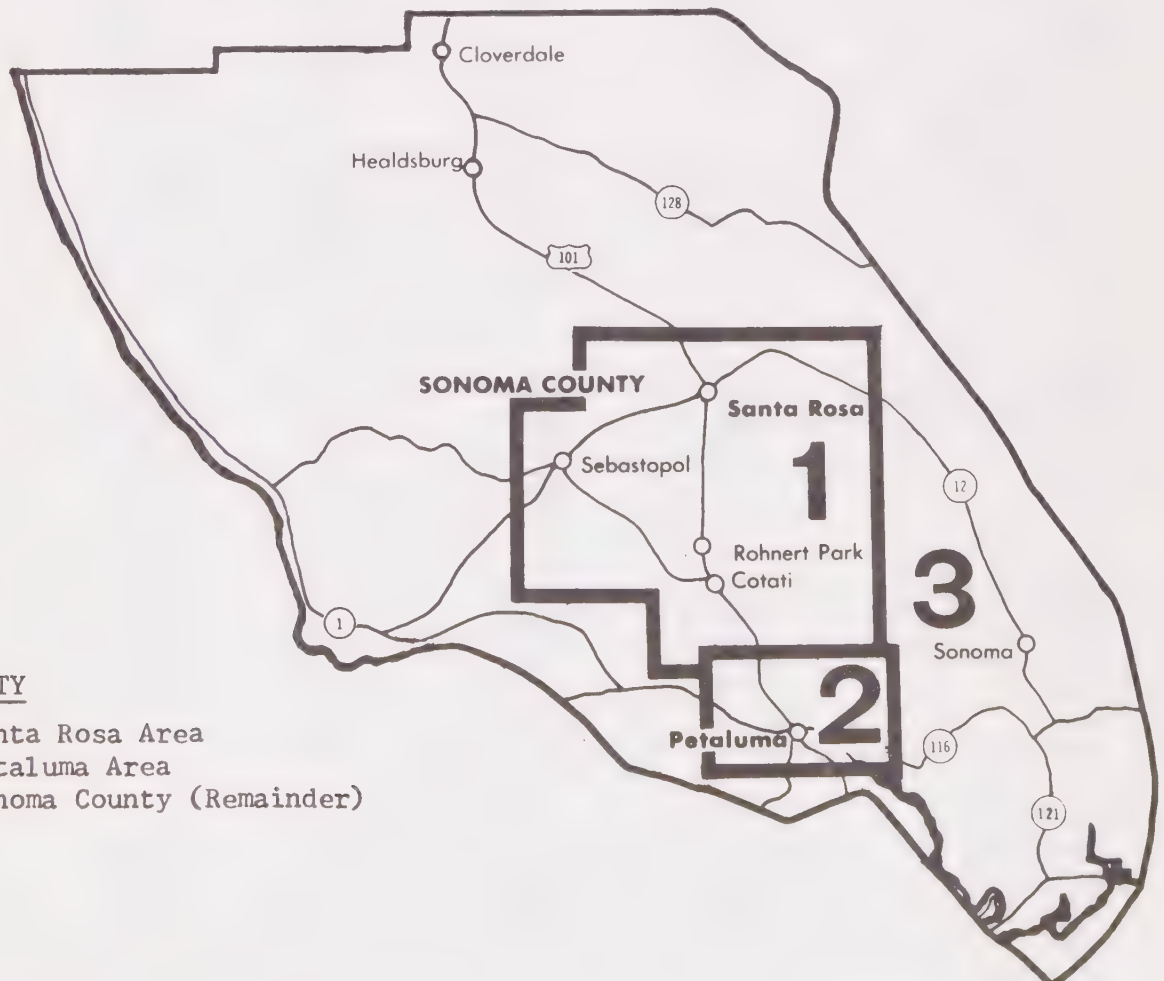
Price	28,169	28,618	28,836	32,157	35,596	37,552
Size	1414	1351	1352	1366	1428	1390
Price/S.F.	19.91	21.21	21.53	23.89	25.53	27.36

Petaluma Area

Price	26,206	28,376	30,582	30,261	32,986	38,731
Size	1466	1482	1495	1424	1406	1479
Price/S.F.	18.22	19.30	21.04	21.84	23.86	26.86

Sonoma County Area

Price	29,884	30,178	32,565	32,955	38,518	43,598
Size	1359	1397	1412	1317	1415	1516
Price/S.F.	22.25	21.77	22.93	25.07	27.51	28.76



SONOMA COUNTY

Area 1 - Santa Rosa Area

Area 2 - Petaluma Area

Area 3 - Sonoma County (Remainder)

SONOMA COUNTY

SANTA ROSA AREA

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	19,912	21,156	21,343	21,448	21,939	22,078
Price/S.F.	17.75	19.55	20.10	22.10	22.22	24.66
Size	1122	1083	1089	994	1024	966
Age	19	12	16	14	19	21
No. Sales	142	219	368	134	105	27
\$25,000-34,999						
Average Price	29,338	29,317	28,456	29,009	29,877	29,945
Price/S.F.	20.57	21.36	21.36	23.22	24.47	25.80
Size	1465	1406	1359	1306	1250	1187
Age	12	10	9	11	13	15
No. Sales	139	192	410	234	248	119
\$35,000-44,999						
Average Price	39,064	39,001	38,397	39,198	39,116	39,766
Price/S.F.	22.07	23.78	23.51	25.09	26.37	27.79
Size	1828	1695	1676	1596	1519	1475
Age	9	11	9	9	9	9
No. Sales	53	68	176	130	149	67
\$45,000-59,999						
Average Price	49,985	49,424	48,898	49,755	50,226	50,386
Price/S.F.	25.67	25.11	25.38	26.37	26.53	29.35
Size	2081	2041	2013	1920	2035	1756
Age	17	8	9	5	9	5
No. Sales	13	21	49	51	103	49
\$60,000-74,999						
Average Price	70,750	71,833	65,275	65,600	64,033	62,950
Price/S.F.	26.93	21.40	34.11	34.62	30.28	28.68
Size	2659	3692	1933	1896	2207	2262
Age	1	20	6	16	10	6
No. Sales	2	3	4	5	12	6
\$75,000-89,999						
Average Price	--	78,500	79,750	79,000	79,000	82,500
Price/S.F.	--	33.54	27.56	38.02	41.89	44.81
Size	--	2414	2895	2078	1886	1841
Age	--	29	10	12	16	23
No. Sales	--	2	2	1	3	5
Over \$90,000						
Average Price	92,000	92,500	--	104,500	--	93,833
Price/S.F.	31.04	47.50	--	36.49	--	34.00
Size	2964	1988	--	2854	--	2843
Age	2	24	--	2	--	13
No. Sales	1	2	--	--	--	3

SONOMA COUNTY
SANTA ROSA AREA

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Prior to 1941						
Price	24,295	30,691	23,133	28,861	33,302	33,033
Price/S.F.	18.84	21.68	20.01	21.64	23.09	25.11
Size	1323	1479	1213	1419	1467	1390
No. Sales	39	32	70	31	47	18
1941-1960						
Price	24,885	26,056	26,796	28,146	29,170	32,850
Price/S.F.	20.39	20.48	20.98	22.82	24.42	27.60
Size	1247	1273	1295	1285	1219	1216
No. Sales	121	167	317	171	182	90
1961-1971						
Price	31,212	32,001	32,033	35,667	39,390	40,153
Price/S.F.	20.23	21.51	22.14	24.11	26.43	26.30
Size	1543	1485	1463	1481	1524	1534
No. Sales	127	155	306	168	195	79
1972						
Price	30,779	27,608	29,000	37,491	38,148	43,947
Price/S.F.	20.00	21.84	21.83	26.53	27.40	28.75
Size	1540	1271	1331	1417	1390	1510
No. Sales	61	148	142	23	21	17
1973						
Price	26,700	26,000	29,091	32,787	39,818	36,980
Price/S.F.	22.70	18.72	21.85	24.87	25.48	27.96
Size	1176	1389	1339	1323	1687	1316
No. Sales	1	5	174	157	74	10
1974						
Price	--	--	--	28,843	37,278	41,128
Price/S.F.	--	--	--	24.21	26.58	28.61
Size	--	--	--	1201	1422	1450
No. Sales	--	--	--	7	102	58

SONOMA COUNTY
PETALUMA AREA

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- June	July- Dec.	Jan.- June	July- Dec.	Jan.- June	July- Dec.
Under \$25,000						
Average Price	19,284	20,078	20,996	20,036	22,173	22,340
Price/S.F.	17.49	17.93	20.55	19.25	21.33	20.29
Size	1125	1136	1074	1083	1064	1149
Age	25	25	22	27	26	26
No. Sales	56	60	82	39	26	5
\$25,000-34,999						
Average Price	30,015	29,472	29,705	30,150	29,860	28,784
Price/S.F.	18.34	19.78	20.85	22.97	24.47	25.03
Size	1690	1520	1448	1350	1240	1176
Age	7	8	6	12	14	16
No. Sales	61	74	147	62	83	31
\$35,000-44,999						
Average Price	38,154	38,340	37,702	38,887	39,062	40,026
Price/S.F.	20.87	20.29	20.60	22.78	23.28	27.08
Size	1887	1932	1892	1765	1723	1528
Age	6	5	6	9	8	8
No. Sales	13	25	80	31	56	27
\$45,000-59,999						
Average Price	--	48,833	51,231	47,550	50,078	50,171
Price/S.F.	--	22.78	24.30	22.08	28.26	29.02
Size	--	2515	2108	2349	1844	1889
Age	--	30	32	15	10	17
No. Sales	--	3	13	8	9	14
\$60,000-74,999						
Average Price	--	68,000	63,000	--	--	65,320
Price/S.F.	--	20.13	21.36	--	--	32.36
Size	--	3378	2950	--	--	2234
Age	--	20	60	--	--	34
No. Sales	--	1	1	--	--	5
\$75,000-89,999						
Average Price	--	--	75,000	--	79,500	--
Price/S.F.	--	--	37.17	--	32.89	--
Size	--	--	2018	--	2417	--
Age	--	--	12	--	25	--
No. Sales	--	--	1	--	1	--
Over \$90,000						
Average Price	--	95,000	--	--	--	101,000
Price/S.F.	--	29.03	--	--	--	53.05
Size	--	3272	--	--	--	1904
Age	--	9	--	--	--	10
No. Sales	--	1	--	--	--	1

SONOMA COUNTY

PETALUMA AREA

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	19,167	23,037	28,423	26,433	28,990	42,700
Price/S.F.	15.80	16.00	20.71	20.08	24.69	24.63
Size	1249	1491	1429	1405	1246	1798
No. Sales	21	27	39	18	21	9
1941-1960						
Price	21,641	23,900	24,378	25,396	28,060	35,227
Price/S.F.	18.18	18.81	21.28	21.83	23.15	27.97
Size	1230	1269	1161	1194	1226	1286
No. Sales	34	40	51	47	48	30
1961-1971						
Price	29,622	31,294	32,158	33,619	35,325	38,650
Price/S.F.	18.91	20.41	21.70	22.27	23.86	25.81
Size	1601	1546	1532	1540	1504	1531
No. Sales	64	71	142	63	81	32
1972						
Price	33,700	32,835	31,157	41,850	34,700	44,833
Price/S.F.	19.23	20.43	21.48	21.53	24.22	28.63
Size	1800	1630	1479	2091	1461	1592
No. Sales	10	26	23	2	10	6
1973						
Price	35,700	--	32,952	36,550	37,133	--
Price/S.F.	17.05	--	19.53	22.47	25.81	--
Size	2094	--	1711	1688	1443	--
No. Sales	1	--	69	10	3	--
1974						
Price	--	--	--	--	41,291	44,633
Price/S.F.	--	--	--	--	24.69	28.48
Size	--	--	--	--	1678	1579
No. Sales	--	--	--	--	11	6

SONOMA COUNTY

Sales - Year and Period

PRICE DISTRIBUTION	1972		1973		1974	
Average	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>	Jan.- <u>June</u>	July- <u>Dec.</u>
Under \$25,000						
Average Price	19,280	19,441	20,251	19,505	20,727	21,055
Price/S.F.	19.40	18.88	19.94	21.53	22.80	23.05
Size	1020	1064	1041	931	949	969
Age	19	19	18	15	20	17
No. Sales	55	80	133	81	49	11
\$25,000-34,999						
Average Price	29,690	29,672	29,664	29,604	29,711	31,237
Price/S.F.	21.39	21.64	22.57	24.55	25.78	27.33
Size	1437	1405	1344	1242	1187	1167
Age	8	15	10	14	15	10
No. Sales	70	60	161	92	75	46
\$35,000-44,999						
Average Price	37,824	38,962	39,242	38,615	39,697	40,378
Price/S.F.	25.49	23.91	23.36	26.51	28.03	27.21
Size	1542	1694	1725	1509	1455	1518
Age	6	7	7	11	10	9
No. Sales	29	42	91	89	115	59
\$45,000-59,999						
Average Price	47,767	49,967	50,721	49,214	51,277	50,123
Price/S.F.	26.78	27.63	27.41	28.25	30.90	30.15
Size	1879	1960	1913	1776	1748	1733
Age	12	14	13	13	6	6
No. Sales	12	18	29	29	60	39
\$60,000-74,999						
Average Price	65,167	65,667	66,573	64,640	64,782	65,255
Price/S.F.	35.86	34.33	34.01	29.72	32.03	33.91
Size	1858	2069	2112	2206	2110	1981
Age	3	26	8	12	12	7
No. Sales	3	3	11	5	11	11
\$75,000-89,999						
Average Price	76,000	88,000	78,750	82,750	86,350	84,400
Price/S.F.	50.36	28.62	36.17	40.87	34.96	42.06
Size	1509	3075	2262	2038	2550	2056
Age	22	3	13	12	6	6
No. Sales	1	1	4	4	4	3
Over \$90,000						
Average Price	--	--	114,900	98,000	114,000	121,900
Price/S.F.	--	--	45.49	51.82	36.93	42.61
Size	--	--	2652	1891	3069	2913
Age	--	--	24	5	39	16
No. Sales	--	--	5	1	2	5

SONOMA COUNTY

Sales - Year and Period

AGE DISTRIBUTION

	1972		1973		1974	
	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>	<u>Jan.- June</u>	<u>July- Dec.</u>
Prior to 1941						
Price	24,441	29,026	26,997	30,443	36,372	36,350
Price/S.F.	20.88	20.27	20.44	24.47	26.77	24.14
Size	1242	1448	1290	1240	1331	1553
No. Sales	17	31	35	37	25	8
1941-1960						
Price	27,120	26,643	31,498	32,104	34,845	41,947
Price/S.F.	22.47	20.42	23.23	25.11	27.62	29.40
Size	1193	1326	1344	1301	1282	1387
No. Sales	45	69	121	91	102	45
1961-1971						
Price	31,238	34,408	33,898	36,406	37,751	43,380
Price/S.F.	22.52	23.71	23.21	25.07	26.24	29.05
Size	1409	1475	1456	1460	1451	1484
No. Sales	71	52	150	85	81	45
1972						
Price	32,214	31,211	29,780	30,158	41,192	64,429
Price/S.F.	21.80	22.58	22.66	24.35	27.04	31.48
Size	1503	1376	1302	1211	1552	2013
No. Sales	35	46	64	31	12	7
1973						
Price	49,500	32,217	37,262	32,254	42,347	46,740
Price/S.F.	27.44	22.08	23.34	25.82	28.86	31.34
Size	1804	1451	1617	1235	1484	1548
No. Sales	2	6	63	56	36	15
1974						
Price	--	--	38,800	36,100	43,764	42,767
Price/S.F.	--	--	25.36	23.75	28.89	27.74
Size	--	--	1530	1520	1529	1570
No. Sales	--	--	1	1	59	52

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